

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING THE
URBAN RENEWAL PLAN, THE CONDITIONS UNDER WHICH RELOCATION PAY-
MENTS WILL BE MADE, AND THE FIXED RELOCATION PAYMENTS SCHEDULE
FOR THE CHARLESTOWN URBAN RENEWAL PROJECT NO. MASS. R-55

WHEREAS, in connection with an application of the Boston Redevelopment Authority (hereinafter called the "Authority"), to the Housing and Home Finance Agency (hereinafter called the "HHFA") for financial assistance under Title I of the Housing Act of 1949, as amended, in connection with the Charlestown Urban Renewal Project No. Mass. R-55, the approval by the Authority of an Urban Renewal Plan for the Project Area involved in such application (such Area being defined in said Plan text) is required by the Federal Government before it will enter into a Contract for Loan and Grant with the Authority under said Title I;

WHEREAS, the rules and regulations prescribed by the HHFA pursuant to Title I require that the conditions under which the Authority will make relocation payments in connection with the Urban Renewal Project contemplated by the application and, if fixed relocation payments are proposed, a schedule of such payments be officially approved by the Authority;

WHEREAS, a public hearing on the proposed Urban Renewal Plan was, after due and proper notice thereof, held on March 14, 1965 at which time the Authority heard extensive opinions from residents of the Project Area and other persons with respect thereto, and all persons desiring to be heard were so heard;

WHEREAS, the Authority has, from time to time, received reports from members of its staff with respect to the proposed Urban Renewal Plan;

WHEREAS, there was presented to this meeting of the Authority, for its consideration and approval, a copy of the Urban Renewal Plan for the Project Area, dated February 25, 1965 and marked Project No.

Mass. R-55, which Plan is entitled, "Boston Redevelopment Authority—Urban Renewal Plan - Charlestown Urban Renewal Area" and consists of 53 pages of text, which are attached hereto, together with 8 maps certified by the Secretary of the Authority to be part of such Plan;

WHEREAS, there was also presented a set of conditions under which the Authority will make relocation payments, which set of conditions is set forth in the Relocation Program attached hereto, and referred to as Code No. R-223 and the Fixed Relocation Payments Schedule found in Section F of part R-223(1) of such Relocation Program;

WHEREAS, the Urban Renewal Plan and the conditions under which the Authority will make relocation payments and the Fixed Relocation Payments Schedule were reviewed and considered at the meeting;

WHEREAS, the Authority, pursuant to Chapter 652 of the Acts of 1960, has been granted the powers and shall perform the duties conferred on planning boards of cities in Massachusetts by general laws applicable to Boston, including Section 70 of Chapter 41 of the Massachusetts General Laws, and has also been granted the powers and shall perform the duties conferred or imposed by statute or ordinance on the former City of Boston Planning Board;

WHEREAS, the Urban Renewal Plan has been reviewed for conformity with the "1965-1975 General Plan for the City of Boston and the Regional Core" (hereinafter called the "general plan"), which was duly approved by the Authority at its meeting on March 11, 1965, and for consistency with local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements; and

WHEREAS, the members of the Authority are cognizant of the conditions that are imposed in the undertaking and carrying out of

urban renewal projects with federal financial assistance under Title I, including those prohibiting discrimination because of race, creed, color or national origin; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of HHFA effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended.

NOW, THEREFORE, it is hereby RESOLVED:

(1) That the conditions under which the Authority will make relocation payments are hereby in all respects approved;

(2) That the Fixed Relocation Payments Schedule is hereby in all respects approved;

(3) That the Urban Renewal Plan is based upon a local survey, conforms to the general plan for the locality as a whole and to the workable program for community improvement, and is consistent with the local objectives of the community;

(4) That the Charlestown Urban Renewal Plan is hereby in all respects approved;

(5) That the Secretary of the Authority is hereby authorized to reproduce the 8 maps, which are a part of said Plan, and upon appropriate certification thereof by the Secretary, to file the Urban Renewal Plan, consisting of the 53 pages of text and the 8 maps which are reproduced as aforesaid, with the minutes of this meeting and in appropriate recording offices, and such Urban Renewal

Plan, with the certification of the Secretary inscribed thereon,

shall be conclusively deemed to be the official Urban Renewal Plan of the Authority for the Charlestown Urban Renewal Project;

(6) That the United States of America and the Housing and Home Finance Administrator be, and they hereby are, assured of full compliance by the Authority with regulations of HHFA effectuating Title VI of the Civil Rights Act of 1964.

BOSTON REDEVELOPMENT AUTHORITY

URBAN RENEWAL PLAN

CHARLESTOWN URBAN RENEWAL AREA

Project No. Mass. R-55

February 25, 1965

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URBAN RENEWAL PLAN

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

CHAPTER I: DESCRIPTION OF PROJECT

SECTION 101: Project Boundaries are shown on Map 1:
Property Map and Perimeter Boundaries, enclosed.

SECTION 102: Project Boundary Description:
Exhibit A enclosed.

CHAPTER II: OBJECTIVES

SECTION 201: Basic Goals

The basic goal of urban renewal action in the Charlestown Area is to stimulate and to facilitate public, private and institutional development efforts in the area in such a way as (1) to preserve the neighborhood, (2) to assure the public health and safety, (3) to strengthen the physical pattern of neighborhood activities, (4) to reinforce the fabric of family and community life, and (5) to provide a more wholesome framework of environmental conditions better suited to meet the requirements of contemporary living.

SECTION 202: Specific Planning and Design Objectives

1. Expansion of the Residential Community

The purpose of this plan is to strengthen Charlestown as a residential community. Planning actions should treat directly those factors causing the post-War housing decline, should provide new and varied housing opportunities to check and reverse such trends, should stabilize housing values, and should provide optimum opportunity for, and inducement to, residential rehabilitation. Planning actions should include the following:

- A. The reclamation of land which had been predominantly residential in use, but which has become mixed in use to the detriment of the residential uses. These areas occur generally at the edges of the residential community, and are found particularly between Main Street and Rutherford Avenue, and along Medford Street. Consistent with the residential emphasis of this plan, three major sites and several small ones should be reclaimed for residential, or residential related use.
- B. The acquisition of deteriorated structures, abandoned buildings, properties seized for non-payment of taxes, and underutilized vacant lots, as sites for new private residential construction, for related public or recreational use, and for limited local parking use.
- C. The reclamation of land which, though not in mixed use, either is adjacent to or related to residential uses, is not separated by suitable barriers, presents a barrier to desirable natural features, or is otherwise marginal, for residential and related uses. Such an area surrounds the Little Mystic Channel. This area should be redeveloped as a major new housing site with adjacent community-serving recreational areas. Development of this site should make possible access to and use of the waterfront areas by all residents of Charlestown.
- D. The design of new housing should be consistent with Charlestown's existing scale, building materials, and historic character. It should be consistent with the needs of moderate income families and generally reflect the needs of present and future Charlestown residents. A variety in housing types is desired, and opportunities for owner-occupied development should be provided. Housing design objectives apply both to the development of larger sites and to the design of individual housing elements. Particularly for larger sites design attention should be paid to the provision of adequate parking areas and to open areas for planting and recreational uses. Appropriate local commercial facilities should be added to serve these larger sites. For smaller individual residential parcels on existing residential streets, parking and open areas may be infeasible on such parcels. Where this is the case, attention should be given to using available sites in the immediate vicinity for block parking needs and as open space for recreational and other purposes.
- E. New public facilities, project area improvements, and new developments, should be programmed in a way to serve as an incentive for rehabilitation and to retain the residential nature of the area. Public actions should also include technical assistance and encouragement to homeowners for residential rehabilitation.

2. Compatible Relation Between Local and Regional Transportation

Charlestown is in the transportation corridor connecting downtown Boston with the northerly and western parts of the region. The separation of local and regional transportation systems is essential to the development of residential, institutional, industrial and commercial opportunities. The new major street systems and the revised internal street systems should separate regional and local traffic. In general, through traffic should be directed to the periphery of the residential area and discouraged on interior residential streets. The following specific actions should occur:

- A. Rutherford Avenue should be improved and relocated to improve the north-south flow of traffic to and from downtown Boston.
- B. Lines of traffic to various destinations in the City Square area should be separated from each other. Chelsea Street, Lowney Way, and Water Street should be tied into a circular system to handle the increased flows anticipated upon completion of the Inner Belt system and the new bridge systems over the Charles River.
- C. By redesign of streets, change in direction of traffic flow, and control of traffic signals, through traffic should be discouraged on the major north-south residential streets. The elevated rapid transit facility over Main Street must be removed to eliminate the major residential blighting influence in the area and to enable the street to be redesigned for improved traffic flow. New rapid transit service should be provided along the railroad right-of-way south of the Massachusetts Bay Community College site. Bus routes should connect with the new MBTA stations and with downtown Boston.

3. Compatible Relation Between Local and Regional Land Uses

The present mixture of incompatible land uses should be corrected. The greatest number of these occur along the edges of the residential community, and it is here that strong action should be taken to separate residential from non-residential uses. Within the residential district divergent uses should be discouraged. The following specific actions should occur:

- A. Rutherford Avenue should be relocated to separate industrial areas from new housing and to define the boundaries of the new shopping center and the new Community College.
- B. At the northerly residential boundary, Medford Street should separate residential from other uses. Upon development of the Little Mystic Channel area for residential and recreational use, Terminal Street will form the natural boundary of the residential area. Upon the development of industrial and waterfront facilities to the north of Terminal Street, attention should be given to extending Terminal Street in a southwesterly direction to connect with Chelsea Street in order that appropriate access to the industrial and waterfront development can occur and be separated from internal residential streets.

4. New Community Facilities

Charlestown's public facilities must be renewed in order to attract the new residential development essential to meeting the objectives of the plan and in order to encourage large-scale residential rehabilitation. New community facilities, therefore, must be provided throughout the Charlestown district. Such facilities should include the following:

- A. New elementary schools should be constructed to replace old, obsolete, or abandoned school buildings. Because of Charlestown's topography and tradition, a number of elementary school sites readily accessible to children should be provided.

- B. New fire stations should be constructed to replace obsolete or abandoned ones. New stations should be strategically located with respect to local street systems. Traffic signal control should be integrated with Fire Department control.
- C. The new major recreational area at the Little Mystic Channel should be for all age groups. Smaller recreational areas should be provided throughout the residential district for various age groups.
- D. The major shopping area programmed between the old Thompson Square and the Prison Point Bridge should provide opportunities for shopping, entertainment and recreational use. It should serve both pedestrian and vehicular traffic and should include, where possible, opportunities for sharing facilities such as parking, with neighboring users. Local shopping permitted in other areas of the district should be restricted to local use and should not be designed to encourage regional users.
- E. The Massachusetts Bay Community College shall provide low cost higher education for Charlestown residents and other persons in the region using the improved mass transit and highway facilities. Evening classes will be offered to those persons who are working and cannot attend full-time day sessions of the College. It is contemplated that the College will sponsor lecture series and other adult education events that will be open to local citizens and that some community use of lecture halls, libraries, and athletic fields will take place.

The design of the College should minimize the adverse effect of excessive vehicular traffic upon the community by emphasizing rapid transit accessibility, and by limiting vehicular access to controlled access points. Structural and landscaping elements should enhance the site, and be of a scale and nature appropriate to the new housing and commercial areas to be developed nearby, and the historic residential nature of the Charlestown district.

5. General Improvement of Environmental Conditions

It is essential that City facilities including streets, lighting, and utility systems be modernized in order that new development and rehabilitation can be encouraged. Because the major residential treatment is rehabilitation, careful attention should be given to the design of such facilities. All such new facilities should respect Charlestown's existing structural scale and character.

CHAPTER III: PROPOSED RENEWAL ACTIONS

SECTION 301: Proposed Types of Renewal Actions.

Proposed types of renewal actions within the Project Area consist of a combination of clearance and redevelopment activities; changes in land use; provision of public improvements and public facilities; construction of the Massachusetts Bay Community College; construction of a new rapid transit facility in order to permit thereby the removal and dismantling of obsolete and blighting rapid transit structures; rights-of-way and utilities changes; zone district changes; and rehabilitation activities.

SECTION 302: Clearance and Redevelopment Activities.

Clearance and redevelopment activities will include: (1) the acquisition of real property; (2) the management of acquired property; (3) the relocation of the occupants thereof; (4) clearance of land and buildings; (5) the installation, construction, and reconstruction of improvements; and (6) the disposition of land and other property for uses in accordance with the building requirements, land use and other provisions of the Urban Renewal Plan.

SECTION 303: Rehabilitation Activities.

Rehabilitation activities may include, but are not limited to: (1) the systematic enforcement of rehabilitation standards, set forth in Chapter VIII; (2) the provision of technical assistance to facilitate rehabilitation; (3) the undertaking of rehabilitation demonstrations; (4) the acquisition and disposition of real property for rehabilitation in accordance with the land use requirements and rehabilitation standards set forth in the Plan; (5) the acquisition, retention, management, rehabilitation, disposition or clearance of real property which is not made to conform to the rehabilitation standards of the Plan.

SECTION 304: Public Improvements.

Public improvements will include, as necessary, the abandonment, provision, improvement, extension, construction, reconstruction, and installation of public buildings, open space, rights-of-way, mass transit facilities, streets, and utilities such as water, sewers, traffic and street lighting systems, and police and fire communication systems, in order to carry out the provisions of the Urban Renewal Plan.

Public buildings may include school and college facilities, police stations, libraries, and health, welfare and recreation facilities. Public open space may include parking areas, playfields, playgrounds, tot lots, parks and landscaped areas.

The location of public buildings, open space, and rights-of-way shall substantially be as shown on Map 3, Proposed Land Use, attached hereto.

Street and public utility changes shall substantially conform to the rights-of-way shown on Maps 3 & 4, Proposed Land Use, and Right-of-Way Adjustments Plan. Streets, right-of-way adjustments and public utility changes shown on Maps 3 & 4 indicate intended actions necessary to accomplish the objectives of the Plan, and are subject to modification contingent upon final engineering plans and specifications for such actions.

SECTION 305: Massachusetts Bay Transportation Authority Rapid Transit
Line, Removal and Relocation.

The existing obsolete and blighting Massachusetts Bay Transportation Authority elevated main line rapid transit facility, including stations and other accessory uses, will be removed and relocated under the provisions of Chapter 121, Section 26V, Massachusetts General Laws, and other applicable statutes and regulations. The removal and relocation of these facilities will be performed pursuant to the provisions of this Plan and agreements entered into hereunder, and will include the abandonment, dismantling and removal of the existing elevated structures and accessory facilities, the construction of a relocated rapid transit facility, stations, plazas, and accessory facilities.

CHAPTER IV: PROPERTY ACQUIRED OR TO BE ACQUIRED

SECTION 401: Identification

Property acquired or to be acquired by the Boston Redevelopment Authority for clearance and redevelopment shall be as shown on Map 2, Treatment Areas.

SECTION 402: Special Condition for Properties Not Designated for Acquisition

Any property designated for conservation on the Treatment Areas Map may be acquired by the Boston Redevelopment Authority following the giving of notice as prescribed in Section 809, if the Authority determines that such property has not been made to conform to the rehabilitation standards set forth in Chapter VIII.

Any or all of the following additional parcels, referred to herein as "Mystic Wharf", "Grain Elevator", Parcel R-82 (44 High Street), and the Library at 43 Monument Square may be acquired by the Authority upon its determination that the conditions applicable to each of such parcels, respectively, contained in the Land Use and Building Requirements found in Chapter VI that must be satisfied before acquisition can take place have been so satisfied.

SECTION 403: Use of Property Acquired under Special Conditions

The Boston Redevelopment Authority may clear where necessary and sell or lease for redevelopment, renewal, or rehabilitation, or retain for rehabilitation and subsequent disposition all or any portion of that property which it has acquired under the special condition set forth in Section 402. Where such property is sold or leased for redevelopment, the Authority shall establish controls relating to land use and building requirements, and such controls shall be consistent with the requirements and controls imposed upon similar property by provisions of the Urban Renewal Plan.

SECTION 404: Interim Use of Acquired Property

The Boston Redevelopment Authority may devote property acquired under the provisions of this Plan to temporary use prior to the time such property is needed for redevelopment. Such uses may include, but are not limited to, project office facilities, rehabilitation demonstration projects, parking, relocation purposes, and public transportation or recreational uses in accordance with such standards, controls, and regulations as the Authority may deem appropriate.

CHAPTER V: RELOCATION OF FAMILIES AND INDIVIDUALS

SECTION 501: Families to be Displaced.

(A) Volume

Approximately 525 families and single person households reside in clearance sections in the project area. Information about the characteristics and housing needs of these households is primarily from family surveys conducted by the Authority in 1961, and closely analyzed on the basis of income, rent-paying ability, age, family size, expressed preference, and similar factors.

(B) Needs

Of the 525 households, about 80% (425) need from one to three bedrooms. Three out of four families (395) are expected to move into rental housing, and one out of four (130) to purchase homes. Nearly two out of every three (325) families are eligible for low-rent public housing, but preferences indicate that fewer than one out of four (130) will desire to relocate in such housing. It is expected that the majority of families who will relocate into public housing are elderly persons.

SECTION 502: Availability of Relocation Housing.

(A) Schedule of Availability

A relocation schedule staged over a four year period will average 130 household moves a year, or about 11 a month, and housing to meet these needs will become available in existing sales and rental opportunities; in units which may be made available under the rehabilitation demonstration program; in new and existing low-rent housing and in new housing construction provided for under the Plan. Because nearly nine out of ten families interviewed have voiced a preference for remaining in Charlestown, the relocation program is scheduled so that housing opportunities within Charlestown should meet the demand. For families who desire to move out of Charlestown, adequate resources exist elsewhere in the Boston area.

(B) Private Rental Housing

Existing private rental vacancies in Charlestown have been located and inspected in field surveys by the Redevelopment Authority staff. In August, 1963, in five days, survey teams located 30 potential vacancies. Twenty-two were inspected and 15 of these renting from \$60 per month (gross rent) in one to three bedroom units were determined to be standard. In December, 1962, in six days, a survey team located 26 potential vacancies, inspected 20, and found 14 standard units renting from \$50 per month (gross rent) in one to three bedroom sizes. Turn-over of rental vacancies, similar to those found in the August 1963 and December, 1962 field surveys would be expected to occur over any period of months during the several stages of project execution.

A standard method for determining the availability of rental units is the analysis by district of utility shut-offs associated with the vacation of units by tenants and their availability for occupancy by new tenants. Such an analysis was made for the Charlestown district for the period January through July, 1964. During this period, a total of 332 such utility changes were recorded. This supports the determination that a substantial number of existing rental units in the Charlestown area become and will continue to become available during any given period of time.

Typical availability of private rental vacancies in the City of Boston as a whole are indicated by commercial real estate listings. For example, on August 18, 1963, the Boston Sunday Globe Real Estate Section carried Boston listings for a total of 109 units of one to four bedrooms, renting from \$60 per month (gross rent). This indicates only a portion of turnover in rental housing in the City. Such rental housing in the City has been characterized by net outmigration, resulting in increasing numbers of rental units becoming available from year to year.

Under the Urban Renewal Plan, opportunities are provided within Charlestown for the construction of up to 1200 new moderate-rental dwelling units. Preference in such housing would be afforded to families and individuals to be relocated.

(C) Public Rental Housing

The Boston Housing Authority currently operates 1,149 dwelling units of various sizes in Charlestown. They have reported a turnover of up to 120 units of all sizes each year. In the rest of the City of Boston, the Housing Authority operates 13,248 additional units, which for 1963 had approximately 1800 vacancies.

New units of public rental housing for elderly persons are proposed. The Charlestown Plan provides opportunities for approximately 200 of these units, while in other parts of Boston several hundred units of low rent housing for the elderly are in various stages of development. Preference for such housing as well as special favorable considerations such as higher income allowances are made for relocated families and individuals.

(D) Private Sales Housing

Existing sales housing opportunities in Charlestown are indicated by mortgage transactions recorded in the Appraiser's Weekly journal. In the eighteen-month period through June 30, 1963, there was a turnover of 79 residential structures which ranged from one to four family in size and from \$6,000 to \$12,000 in price.

Similarly, in the City of Boston, for a twelve-month period there was found to be a substantial supply of sales housing at a variety of prices and sizes. Because of the trend for the City of net outmigration the availability of homes for sale is expected to continue.

Under the Urban Renewal Plan for Charlestown, opportunities for up to 200 units in sales housing are provided. Families and individuals to be relocated would receive first preference for available house lots.

(E) Rehabilitation Demonstration Housing

Under the rehabilitation demonstration program which can be undertaken by the Authority, up to 100 rehabilitated dwelling units in Charlestown as available may be rehabilitated for residential use. Preference in such accommodations will be given to families and individuals to be relocated.

(F) Summary of Housing Availability

Charlestown families have expressed their preference for the type of housing they desire. With vacancies in existing private and public housing in Charlestown, with units of new elderly housing, and units which can be made available under the demonstration

rehabilitation program, the supply should meet the relocation demand.

Opportunities for new housing construction under the plan are substantial and are in excess of the supply of existing housing. The following table indicates the yearly relocation demand, and the programmed supply exclusive of new private housing:

RELOCATION DEMAND AND SUPPLY

TWELVE MONTH BASIS

	Number Units Required Charlestown	Number Units Available Charlestown
		a
Elderly	22	50
		b
Low Income	10	60
		c
Rehabilitation Demonstrations	15	25
		b
Private Rentals	50	90
		b
Private Sales	<u>34</u>	30
Total - 12 months	131	
Total - 48 months	524	

a New Construction (up to 200 units)

b Assumes that half of existing supply will be "captured" for relocation purposes.

c Maximum limitation - 100 units

An early start on new elderly housing is scheduled. The repair of one rehabilitation demonstration structure is substantially complete, and plans and specifications for several others have been prepared. Selective new construction on presently vacant lots can provide early new housing opportunities for families to be relocated.

SECTION 503: Method of Relocation.

(A) Relocation Staff

The Boston Redevelopment Authority will employ professionally-trained Relocation Workers and Home-Finders to work in the Charlestown Relocation Program. The Relocation Workers will interview families and individuals to determine their housing needs and will consult with and aid each household in carrying out a satisfactory plan for relocation.

Home-Finders will locate, inspect and refer standard apartments and houses for rent or sale to families and individuals requesting assistance. Assistance will be offered in renting or leasing, in the purchase of homes, and in procuring mortgage insurance through FHA programs or conventional financing sources.

Eligible families and individuals will receive payments for moving expenses as are permitted under applicable regulations.
(Current maximums are \$200.)

(B) Special Problems

The Authority is cognizant of the difficulties encountered by low income and elderly families and individuals in securing standard and suitable housing accommodations.

The relocation staff, with the cooperation of the Boston Housing Authority, will aid and assist low income families and elderly individuals in applying for and securing vacancies in low rental public housing and housing for the elderly in Boston. The relocation staff, with the cooperation of the Boston Public Welfare Department and other agencies, will advise and assist families and individuals in securing pensions, welfare, and other economic benefits to which they may be entitled.

Home-Finders and Relocation Workers will explain the benefits of FHA housing programs and encourage potential purchasers to utilize the services of the staff to effect home purchase.

The Family Relocation Department, the United Community Services of Metropolitan Boston, and Action for Boston Community Development, have developed joint programs to extend improved social services of public and private agencies and neighborhood resources to families and individuals being relocated and to be relocated. Such services will be extended to low income and elderly families and individuals to assist them in relocating and adjusting to the neighborhoods of their choice.

(C) Temporary Relocation

Staff effort will be directed to secure satisfactory and permanent moves on the part of families and individuals. If the need arises, temporary accommodations may be found in order to move people out of dangerous or unsafe buildings or dwelling units to permit demolition activity in priority sections, or for other compelling purposes.

SECTION 504: Standards for Relocation.

(A) Ability to Pay

The ability to pay for housing is considered on an individual family basis, taking into account available income, family size and current financial obligations.

For private rental or sales housing, ability to pay 20-23 per cent of family income for gross housing costs is considered a practicable standard, except where unusual conditions exist. This standard is in conformance with accepted practices in the private housing market.

(B) Location

The location of housing referred will be related to individual family preferences, within reasonable commuting time and expense for the principal worker of the family to and from his place of employment, and in areas that meet the family's needs for public and commercial facilities.

(C) Condition

Housing referred to families will be inspected to assure that it is decent, safe and sanitary standard housing in compliance with applicable codes and ordinances.

CHAPTER VI: LAND USE AND BUILDING REQUIREMENTS

SECTION 601: Land Use Plan

The general use of land in the project area shall be as shown on the Proposed Land Use Map, as it may be amended from time to time in accordance with the provisions of this Plan, and as described further herein.

SECTION 602: Land Use and Building Requirements

The use of land shall be in accordance with the Standards and Controls, the Table of Land Use Requirements, and the Specific Site Requirements of this section. These provisions are cumulative, not exclusive, except that in so far as they may be inconsistent, they shall apply in the following order:

- (a) Specific Site Requirements
- (b) Table of Land Use Requirements
- (c) Standards and Controls

Definitions

1. All Other Areas.
All areas within the Project Area exclusive of disposition parcels.
2. The Authority.
The Boston Redevelopment Authority.
3. Building Envelope.
The geometric shape defined by the application of height, setback, and similar controls.
4. Chapter 121, Massachusetts General Laws.
Subject chapter as amended.
5. Density
The number of dwelling units per acre. The area measured shall include on-site access roads, service drives, parking areas, play areas, planting and service areas.
6. Floor Area Ratio
The ratio which the gross floor area of all structures on a lot exclusive of floor area required to meet off-street parking requirements bears to the area of the lot.
7. Height
The height of buildings as defined in the Boston Zoning Code.

Standards and Controls

The use and development of land within such areas shall be in accordance with the objectives of this Plan, and the Authority has and may impose controls within such areas that are reasonable and necessary to accomplish the purposes of the Plan.

Unless otherwise permitted buildings and appurtenances may not be constructed beyond the building envelope specified.

Where a specific height for a disposition parcel is omitted under the Table of Land Use Requirements or under Specific Site Requirements, and is not otherwise specifically required under this section, the height of any structure shall not be disproportionate to buildings on the same or adjacent blocks.

Definitions

Standards and Controls

A structure which would exceed the average height of buildings in the same block by more than ten per cent shall be presumed to be disproportionate.

The Authority may determine what is a maximum height for any proposed structure on a disposition parcel and include such maximum height as a limitation and condition in any land disposition agreement for the sale of such parcel.

8. Off-Street Loading Space

For uses which involve loading and unloading, suitable off-street loading bays and maneuvering areas shall be provided within the parcel, and the developer shall demonstrate that they will be adequate in number, size, location, access and arrangement to meet the operational requirements of the land and building uses.

For non-residential structures of 50,000 square feet or more of gross floor area at least one off-street loading bay shall be provided unless the developer demonstrates that such bay is unnecessary for operational requirements.

9. Open Space.

Where open space is required, not more than 80 per cent shall be paved, and the remainder shall be planted; trees, in a ratio of no less than one per quarter acre, shall be provided; no area assigned for vehicular use shall be counted as fulfilling open space requirements.

10. Other On-Site Improvements.

All improvements on the land, including buildings, landscaped areas, and parking areas, shall be properly maintained in good repair, and in clean, sanitary and attractive condition. Sufficient suitable refuse and garbage storage and disposal facilities, including structural enclosures where appropriate, shall be provided and properly maintained.

11. Parking Areas.

Parking areas include all space allocated for vehicular use, including service driveways, maneuvering space, and parking spaces, as well as the landscaping requirements contained herein. Where parking spaces are required, 350 square feet shall be allocated per required space.

Unless otherwise required, off-street parking spaces shall be provided in a number sufficient to meet the needs of persons employed at or otherwise using the facilities involved. For institutional and public uses, the provision of one parking space for each 600 square

Definitions

Standards and Controls

feet of gross floor area shall be presumed to be a sufficient number. For industrial uses, the provision of one parking space for every 1,000 square feet of gross floor area or one space per two employees on the largest anticipated shift, whichever is the larger, shall be presumed to be a sufficient number. For commercial uses, the provision of two square feet of parking for each square foot of commercial use is a minimum requirement, except that where the developer demonstrates that a substantial portion of trade can be expected to be walk-in, this minimum may be reduced. For public elderly housing uses, one parking space for every five dwelling units is a minimum requirement.

In determining the appropriateness of parking areas, the following standards will be considered as desirable guidelines:

Single large parking areas are considered undesirable.

Several smaller parking areas to meet parking requirements are encouraged. For residential parcels particularly, where several or more parking spaces are required, no single parking area should exceed 15 per cent of the total site;

All parking spaces required in connection with residential development should be within 100 feet of a dwelling unit, and all dwelling units should be within 100 feet of a parking space;

All open parking areas should have at least one tree for every twelve parking spaces;

Open parking areas including in excess of 50 parking spaces should be visually screened with planting or appropriate fencing along the perimeter;

Access driveways should be a minimum of 20 feet in width and should not be obstructed within a height of 14 feet of their surface.

Departures from these guidelines may be permitted upon a demonstration by the developer that their intention is otherwise substantially met.

Parking space requirements can be met by either open or covered parking and by parking spaces wholly or partially within the buildings housing the principal uses to which the site is devoted.

Definitions

12. Parking Ratio.

Parking ratio for residential parcels means the number of car spaces per dwelling unit.

13. Setback.

The distance between the parcel line and a line beyond which no part of the building may protrude.

14. Signs.

All signs shall be limited to simple identification of the building use or occupant. No sign shall be flashing or animated. All signs will be subject to design review and approval in order to ensure conformity with the objectives of this plan. Departures from sign requirements may be permitted only after a positive showing by the proponent, based on definite standards, that the sign proposed conforms to the objectives of this plan.

15. Subdivision.

The Authority may subdivide parcels as appropriate, with permitted uses made applicable to sub-parcels. In the event of subdivision, parking requirements will be divided as appropriate.

16. Utilities.

The placement or replacement of all private and public utilities will be underground.

TABLE OF LAND USE REQUIREMENTS^a

<u>Parcel Number</u> ^b	<u>Permitted Uses</u> ^c	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R1-R3	Residential	45	Min. 0.5 Max. 1.0	Min. 20 Max. 40	1
R4-R18	Residential	45	1	35	1 ^d
R19-R54	Residential	25	1	25	1 ^d
R55-R67	Residential	25	1	*	0.2
R68-R85	Residential	*	*	*	*
C1	Commercial	*	Min. 0.5 Max. 1.5	*	*
C2-C10	Commercial	17	1	NA	*
P1-P8	Public	*	*	*	*
P9-P14	Public	0	NA	NA	NA
P15-P16	Public	*	*	*	*
P-16	Institutional	*	*	NA	NA
I-1	Institutional	NA	NA	NA	NA
X1-X44	Alternates	*	*	*	*
All Other Areas	*	*	*	*	*

* As stated further herein, or as may be determined by the Authority.

a. Specific requirements for selected sites follow, and may vary the requirements of this table.

b. Disposition Parcel Numbers as shown on Disposition Parcels Map.

c. Primary.

d. For parcels of 20,000 square feet or less this requirement may be waived by the Authority.

SPECIFIC SITE REQUIREMENTS

PARCEL R1

A. PERMITTED USES

Parcel R1 may be subdivided by the Authority, and for each subparcel the principal use shall be residential, except that permitted use of the subparcel designated R1a may be public. A subsidiary use of the parcel or subparcels as local commercial is permitted, except that such use shall be limited to the ground floors of structures fronting on Medford Street, may not exceed 20 per cent of that frontage, and shall be of limited depth.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that this major parcel serve two functions: provide a large number of dwelling units at moderate rental levels; provide for direct and attractive access by the public to the waterfront. Its design must be distinct from that of the nearby public housing project. Public rights-of-way should be placed through it, connecting with the Little Mystic Channel. Local commercial uses permitted should be located conveniently both to residents of the site, and of nearby housing areas.

The design of the northerly edge must both recognize the Channel view, and the need for protection from winds. The interior of the site must provide a variety of functional open spaces, including children's play areas, sitting areas, and planting areas. Buildings shall be designed to produce variety in both facade and roof planes. The individual identity of dwelling units, or small groups of units, should be expressed. Use of balconies, roof terraces, and other devices, to produce a variety of private outdoor space and dwelling unit types are desired.

C. BUILDING REQUIREMENTS

1. Floor Area Ratio: Shall not exceed 1.0 nor be less than 0.5.
2. Density: Shall not exceed 40 dwelling units per gross acre, nor be less than 20 units per gross acre.
3. Height: Principal buildings shall be not more than 45 feet, nor less than 20 feet, in height.
4. Parking: There shall be no less than one parking space per dwelling unit. Not more than 10 per cent of the parking area required shall be located within 15 feet of Medford Street.
5. Access: Access driveways should originate only from the vicinity of the intersection of Medford Street and Tufts Street, and from the vicinity of the intersection of Medford Street and Monument Street.
6. Easements: An easement or easements should be provided for pedestrian access from the vicinity of the intersection of Tufts Street and Medford Street to the south bank of the Little Mystic Channel, and from the vicinity of the intersection of Monument Street and Medford Street to the south bank of the Little Mystic Channel.

PARCEL R2

A. PERMITTED USES

Parcel R2 may be subdivided by the Authority, and for each subparcel the principal use shall be residential. A subsidiary use of the parcel or subparcels as commercial, and limited to ground floors of structures fronting Main Street and Rutherford Avenue, is permitted, and may not exceed 20 per cent of the Main Street frontage, or more than 50 per cent of the Rutherford Avenue frontage, provided that commercial users along Rutherford Avenue provide adequate on-site parking.

The principal use of subparcel 2a shall be residential, except that an alternate use may be institutional, public, or commercial, where such use would support or complement the activity of adjacent commercial uses and make compatible use of parking areas.

Subparcels R2b, containing existing brick structures, should be considered for rehabilitation for residential use if feasible.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel R2 should provide a large number of dwelling units at moderate rental levels. Its housing should be oriented towards the older residential district, and primary access should occur from Main Street. In addition, the mass and height of structures should be greatest at Rutherford Avenue, and least at Main Street, in order to provide a gradual transition from the scale of the residential community to the major avenue and Community College area beyond.

The interior of the site must provide a variety of functional open spaces, including children's play areas, sitting areas, and planting areas. Buildings shall be designed to produce variety in both facade and roof planes. The individual identity of dwelling units, or small groups of units, should be expressed. Use of balconies, roof terraces, and other devices to produce a variety of private outdoor space and dwelling unit types are desired.

Any commercial use of Rutherford Avenue Frontage must provide for convenient access to the Avenue, and self-contained parking areas adequate to accommodate on-site all vehicular business.

C. BUILDING REQUIREMENTS

1. Floor Area Ratio: Shall not exceed 1.0 nor be less than 0.5.
2. Density: Shall not exceed 40 dwelling units per gross acre, nor be less than 20 units per gross acre.
3. Height: Principal buildings shall be not more than 45 feet, nor less than 20 feet, in height, except that along Rutherford Avenue, where commercial use may be permitted on ground floors of residential structures, a maximum height of 50 feet for such structures is permitted.
4. Setback: No setback is permitted along Main Street. Where commercial uses are permitted along Rutherford Avenue, structures serving this use shall be set back no less than 40 feet. Residential structures fronting on Rutherford Avenue shall be set back no less than 20 feet.
5. Parking: There shall be no less than one parking space per dwelling unit and no less than 2 square feet of parking area for every square foot of commercial space, except that for commercial use along Rutherford Avenue it shall be demonstrated that convenient parking is provided adequate to accommodate on-site all vehicular business.

6. Access: Vehicular access to the parcel from Rutherford Avenue should occur in no more than two places. Vehicular access from Main Street should occur in no less than three nor more than five places. In no event may vehicular access from Main Street connect directly with Rutherford Avenue. No more than one vehicular access is permitted from the Essex Street side of the parcel.
7. Easements: Two utilities easements shall be reserved as shown on the Disposition Parcels Map.
8. Non-Residential Uses: Any non-residential uses of parcel R2, and especially of Parcel R2a, which may be permitted, and which are in proximity to the Phipps Street Cemetery, must respect the historic character of the Cemetery. In particular, visual elements such as loading bays, parking areas, or signs, must not obscure the Cemetery, nor adversely affect it.

PARCEL R3

A. PERMITTED USES

Parcel R3 may be subdivided by the Authority, and for each subparcel the principal use shall be residential, except that the use for any subparcel may be the principal use permitted for Parcel P2. In any event, Parcel R3 or any subparcel thereunder may be used in part for public rights-of-way. In the event that such rights-of-way are required, remaining portions of Parcel R3 may provide for non-residential re-use, if residential re-use of such portions is infeasible. Such non-residential re-use, if any, shall conform to the controls provided herein for Parcel C2.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that this parcel should provide a large number of dwelling units at moderate rental levels. Its housing should be oriented away from Rutherford Avenue, and the height and mass of structures should be such as to provide a transition from the scale of the residential community to the east of the parcel, to the major avenue and industrial area beyond.

The site should provide a variety of functional open spaces, including children's play areas, sitting areas, and planting areas. Buildings shall be designed to produce variety in both facade and roof planes. The individual identity of dwelling units, or small groups of units, should be expressed. Use of balconies, roof terraces, and other devices, to produce a variety of private outdoor space and dwelling unit types are desired.

C. BUILDING REQUIREMENTS

1. Floor Area Ratio: Shall not exceed 1.0 nor be less than 0.5.
2. Density: Shall not exceed 40 dwelling units per gross acre, nor be less than 20 units per gross acre.
3. Height: Principal buildings shall be not more than 45 feet, nor less than 20 feet, in height.
4. Setback: No setback is permitted along Bunker Hill Street except for that part of the frontage within 100 feet of the railroad service track at the northwesterly property line.

Along the railroad service track a minimum setback of 40 feet is required.

5. Access: Vehicular access from Bunker Hill Street should occur in no less than two places nor more than three places. Vehicular access from Rutherford Avenue should occur in no less than two places nor more than three places.
6. Easements: There shall be at least two easements for pedestrian purposes connecting Bunker Hill Street to Rutherford Avenue.

PARCELS R4 THROUGH R54

A. PERMITTED USES

The principal use of parcels R4 through R54 shall be residential. Alternate uses may be public, institutional, or parking.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that these parcels be developed as groups of new housing to include, where appropriate, opportunities for owner occupancy. Attention should be paid to the provisions of paragraph D of Section 202 herein. The development of these parcels must tend to strengthen the stability and value of adjacent properties. A small number of these parcels may be considered for local institutional use, provided much use is compatible with adjacent residential areas.

In the event that any parcel cannot be developed for the principal use intended, nor as one of the limited number of parcels which may be made available for institutional use, then consideration shall be given to subdividing the parcel, if appropriate, or otherwise making the parcel available for use as gardens or parking for abutters, or as neighborhood parking areas, or as recreation areas.

PARCELS R55-R67

A. PERMITTED USES

Permitted use for these parcels is residential.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that these parcels be developed as clusters of new, or combined new and renovated, or renovated, residences for elderly families and persons, under the public housing programs administered by the Boston Housing Authority. The parcels are or will be predominantly vacant, and will or may include the retention of buildings suitable for renovation for elderly public housing use. New construction should be of small scale, should provide intimate spaces, and should not be of an institutional character.

C. BUILDING REQUIREMENTS

Building requirements shall be as listed in the Table of Land Use Requirements, except that maximum densities shall be computed for net parcel area exclusive of existing structures to be retained and rehabilitated, if any; and except that densities of up to 50 dwelling units per net redeveloped acre may be permitted for parcels meeting the planning and design objectives of this subsection where appropriate, considering the nature of surrounding uses.

PARCELS R68 THROUGH R83

A. PERMITTED USES

These parcels are presently built up predominantly with residential structures. Permitted re-use is residential, except that for those structures for which rehabilitation or renovation for residential use is infeasible, impractical, or inconsistent with the development of surrounding properties or the objectives of this Plan, appropriate re-uses as the Authority may deem necessary are permitted. In making this determination consideration shall be given to making parcels available: (1) for new housing construction; (2) to abutters for gardens, yards, or parking; (3) as neighborhood parking areas; (4) as recreation areas.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that if feasible these parcels be renovated and rehabilitated for residential use, providing, where practicable, guidance in techniques of property repair and rehabilitation.

PARCELS R84 and R85

A. PERMITTED USES

These parcels comprise portions of an existing public right-of-way, (Lynde Street), providing rear lot access to Washington Street properties. Upon reconstruction of Rutherford Avenue, and the development of Parcels R58 and R59, access to Lynde Street will become limited. In the event that Lynde Street cannot then be retained as a public right-of-way, these parcels may be devoted to private right-of-way purposes, or may be made available for subdivision and conveyance to abutters for residential purposes.

PARCEL C1

A. PERMITTED USES

Parcel C1 may be subdivided by the Authority, and for each subparcel the principal use shall be commercial. The parcel is intended to function as an in-town shopping center, and appropriate commercial uses are considered to be: retail sales, consumer services, offices, eating places, and entertainment. Proposals for commercial uses must be consistent with this intent, and must be compatible with neighboring commercial uses.

B. PLANNING AND DESIGN OBJECTIVES

This major site is intended to function as a compact shopping center, to include characteristically local services such as entertainment and offices, and to visually enhance the major entrance into Charlestown occurring at its southerly and easterly sides. Major pedestrian access shall be from Main Street, and development along Austin Street should be convenient to pedestrian traffic to rapid transit stations. Pedestrian bridges from such stations should permit convenient access to Austin Street frontage.

It is intended that locally-oriented commercial functions can share the site with general commercial users, and that optimum utilization of parking areas and other site amenities may occur.

C. BUILDING REQUIREMENTS

1. Floor Area Ratio: Shall not exceed 1.5 nor be less than 0.5.
2. Density: In the event that housing may be permitted from any portion of the parcel, such housing shall not exceed 40 dwelling units per acre for that part of the parcel so allocated.
3. Height: Principal buildings shall be not more than 60 feet nor less than 20 feet, in height, except that residential buildings, if any, shall be not more than 45 feet nor less than 20 feet, in height.
4. Parking: There shall be no less than 2 square feet of parking area for every square foot of commercial space, except that for commercial uses of little or no activity during peak shopping hours, and whose parking needs arise in evenings or during clearly non peak hours, such space may be excluded in computing the parking area required.
5. Access: Major vehicular access shall be from new Chapman Street.

All truck loading areas shall be off-street.

No customer parking areas may be used as truck loading areas. Truck loading areas shall be visually screened from streets and customer parking areas by buildings, planting, or appropriate fencing.

Pedestrian access to housing shall be separate from pedestrian access to commercial establishments.

6. Easements: At least one easement shall be reserved for pedestrian use connecting Main Street with the rapid transit pedestrian bridge at Rutherford Avenue. Such easements may be reserved either at ground level or at substantially the same level as the pedestrian bridge.

PARCEL C2

A. PERMITTED USES

The principal use for Parcel C2 shall be commercial. The parcel is intended to function as a local shopping area. In the event that all or a portion of the parcel cannot be developed for the intended use, then such portions may be devoted to the uses permitted for Parcel R3.

PARCEL P1

A. PERMITTED USES

The principal use of Parcel P1 shall be public.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that this parcel be developed as a fire station replacing the Bunker Hill Street fire station. The development of the site should be coordinated with respect to right-of-way adjustments and traffic patterns in its vicinity in order that access be optimized.

C. BUILDING REQUIREMENTS

Structure and grounds must be of a scale and nature appropriate to their function and respecting neighboring developments and conditions. Attention should be paid to attractive landscaping suitable to this location at the northerly entrance to the Charlestown community.

PARCEL P2

A. PERMITTED USES

Parcel P2 may be subdivided by the authority, and for each subparcel the principal use shall be public, except that the use for any subparcel may be the principal use permitted for Parcel R3. In any event, Parcel P2 or any subparcel thereunder may be used in part for public rights-of-way.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that this parcel be developed as a public school and associated recreation area, to replace the existing Bunker Hill School.

C. BUILDING REQUIREMENTS

All structures must be of a scale appropriate to their function and respecting neighboring developments and conditions.

PARCEL P3

A. PERMITTED USES

The principal use of Parcel P3 shall be public.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P3 be developed as a public field house-community center containing recreational facilities such as a basketball court, and locker and shower rooms, to complement the recreational facilities developed under Parcel P8. Function rooms for community purposes as well as office spaces should be provided as appropriate. Use of these facilities should be available for public and private community recreational use.

C. BUILDING REQUIREMENTS

All facilities must be of a scale appropriate to their function and respecting neighboring developments.

PARCELS P4 and P4a

A. PERMITTED USES

Parcels P4 and P4a shall be public.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that these parcels be developed as a public school and associated recreation and servicing area, to replace the existing Kent School.

C. BUILDING REQUIREMENTS

All structures must be of a scale appropriate to their function and respecting neighboring developments and conditions.

PARCEL P5

A. PERMITTED USES

Parcel P5 may be subdivided by the Authority, and for each subparcel the principal use shall be public. An alternate use may be residential.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P5 be available for structural and landscaping additions to the Charlestown Branch, Boston Public Library. In the event all or any portion of the parcel is not required by the Library for these purposes, then such portions may be made available to residential abutters for garden or yard purposes.

C. BUILDING REQUIREMENTS

Any structure must be of a scale appropriate to its nature and respecting neighboring conditions.

PARCEL P6

A. PERMITTED USES

The principal use for Parcel P6 shall be public.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that this parcel be developed as a public school and associated recreation area, to replace the existing Harvard School.

C. BUILDING REQUIREMENTS

All structures must be of a scale appropriate to their function and respecting neighboring developments and conditions.

PARCEL P7

A. PERMITTED USES

Parcel P7 may be subdivided by the Authority, and for each subparcel the principal use shall be public. In the event that any portion of the parcel is infeasible for the principal use intended, then such portions may be devoted to the uses permitted for Parcel C7.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that this parcel be developed as a fire station. The development of the site should be coordinated with respect to right-of-way adjustments and traffic patterns in its vicinity in order that access be optimized.

C. BUILDING REQUIREMENTS

Structure and grounds must be of a scale and nature appropriate to their function and respecting neighboring developments. Attention should be paid to attractive landscaping suitable to the location and to neighboring historical monuments and facilities.

PARCEL P8

A. PERMITTED USES

The principal use of Parcel P8 shall be public. Subsidiary commercial use is permitted. An alternate use is residential.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P8 be developed as a large-scale public recreation area to accommodate a standard football field, with stadium seating and expansion opportunity, in conjunction with the development of enclosed recreation and community areas on adjoining parcel P3. On that portion of the parcel fronting on the northerly bank of the Little Mystic Channel, commercial development, such as marinas or marine or boating facilities, may be permitted, except that commercial development may not exceed twenty per cent of total parcel area.

In the event that any portion of Parcel P8 cannot be so developed, then it is intended that it be developed for residential use, or for a combination of residential and public recreational uses. Commercial marine uses may be permitted at the north bank of the Little mystic Channel provided they are compatible with residential or recreational uses. Any development of Parcel P8 should be compatible with the residential development of Parcel R1.

C. BUILDING REQUIREMENTS

All public, recreational, and commercial structures must be of a scale and nature appropriate to their function and respecting neighboring developments. Any residential development shall be of comparable scale to that permitted for Parcel R1.

PARCEL P9

A. PERMITTED USES

Parcel P9 may be subdivided by the Authority, and for each subparcel the principal use shall be public. An alternate use may be residential.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P9 be devoted to public recreational use. Those portions of the parcel fronting on the Little Mystic Channel are to be made available to the public by access through Parcel P8 and the Barry Playground, and by the public easements required by the controls on Parcel R1. In the event that the developer(s) of Parcel R1 can and will develop or maintain all or portions of Parcel P9 for the public recreational use intended, then such portions may be made available for this purpose.

PARCEL P10

A. PERMITTED USES

Parcel P10 may be subdivided by the Authority, and for each subparcel the principal use shall be public. In the event that a portion of the parcel may be required for public rights-of-way, remaining portions of the parcel may provide for private reuse if public use of such portions is infeasible. Such private reuses, if any, shall conform to the controls herein for Parcel R37.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P10 be developed as a public recreation area.

PARCEL P11

A. PERMITTED USES

The principal use of Parcel P11 shall be public. In the event that the developer of Parcel R62, R63, or R2a can and will meet the objectives for this parcel, then Parcel P11 may be developed in conjunction with Parcel R62, R63, or R2a.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P11 be developed as a public parking and passive recreation area, appropriately landscaped so as to respect the adjacent Phipps Street Cemetery.

PARCEL P12

A. PERMITTED USES

Public or Institutional.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P12 be developed as a children's playfield.

PARCEL P13

A. PERMITTED USES

Public

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P13 be developed as a landscaped or parking area for the use of the Clarence R. Edwards School.

PARCEL P14

A. PERMITTED USES

Public

B. PLANNING AND DESIGN OBJECTIVES

It is intended that Parcel P14 be developed as a children's playfield for the use of the Clarence R. Edwards School and the neighborhood.

PARCEL P15, P15b, and P15c

A. PERMITTED USES

These parcels shall be developed for use by the Massachusetts Bay Community College (hereinafter called the "College").

B. PLANNING AND DESIGN OBJECTIVES

1. General Objectives

The Massachusetts Board of Regional Community Colleges plans to establish and to maintain on the site a regional community college entitled the Massachusetts Bay Community College. The community college system offers a low-cost education to young men and women and to adults, including both academic and vocational courses, and holds classes during the daytime and evening. The proposed College will be the first institution of higher learning to be located in the Charlestown community.

The objectives of the land use controls are to insure a stimulating and harmonious visual contact between the College and the Charlestown community and to protect the vehicular and pedestrian access to the College on account of the critical position of Rutherford Avenue in the traffic plan for Charlestown.

The College must be planned to encourage maximum attendance at and use of its facilities. It must be readily accessible to pedestrians and MBTA users.

Particular emphasis should be given to access from the new rapid transit station since rapid transit is the most desirable and efficient means to service a great number of potential student population. This access should be integrated with other elements of the College campus.

A high quality of architectural design should also be emphasized throughout the work in order to give visible proof of public concern for higher education opportunities.

The offering of evening classes should be taken into account in the planning and design of the College.

It is expected that the development of this parcel will reinforce and complement the other new developments proposed for Charlestown and provide an added stimulus for the renewal of the fine residential character of Charlestown.

2. Relationship to Surrounding Area

Factors affecting the design of the College are: on the West, the elevated Inner Belt Highway and the new MBTA mass transit line; on the South, the access and exit ramps of this highway and the new MBTA station; on the East, the new shopping center on Parcel C1, the new housing development on Parcel R2, and the new Rutherford Avenue; and on the North existing commercial buildings.

A visual barrier shall be located along Rutherford Avenue consisting of buildings, trees, shrubbery, and other landscaping elements. Only occasional high buildings of limited Rutherford Avenue frontage should be placed on this border. Trees, shrubbery, and other landscaping should be of a bold and orderly character.

The intersection of Austin Street and Rutherford Avenue should be developed as a new gateway to Charlestown and as such it is desirable to have major crowd generators of the College, such as an auditorium, which will have use at night or weekends, or which may be open to the general public, located at this corner of the parcel.

Consideration should be given to the location of recreation fields and parking on the side of the College site adjacent to the elevated Inner Belt Highway.

3. Access

Because of the presence of highways and tracks at the borders of the site, access has been carefully defined under the Land Use and Building Requirements contained herein. The Authority will be the coordinating agency in resolving the location of the vehicular overpass and dropoff lane and shall consider the needs of the College in making its decision.

4. Parking

Parking should be provided in compact form and be well distributed with respect to the various use elements of the College design. Open lots at grade should be of limited size and designed primarily for transient use of visitors and for staff cars and service vehicles. Open lot parking along Rutherford Avenue and Prison Point Bridge is to be avoided.

Loading facilities shall be screened from public view. Where vehicular access to parking, loading, and building entrance points is necessary, such access should be provided by an internal road system. The design of such a system should minimize conflict with pedestrian walk systems.

5. Open Space

Consideration in the layout of playfields and other open spaces should be given to the potential use of College facilities by the public under such conditions as the College authorities find practicable.

Open space should be provided for specific uses. "Left over" spaces between buildings are to be discouraged. Major open space should not occur along Rutherford Avenue except that (1) a portion of the major playing fields may extend to Rutherford Avenue for limited frontage at the northern end of the site; and (2) a plaza for active public use and entry to the site may occur at the intersection of Austin Street and Rutherford Avenue.

In addition to the area provided for active playing fields, consideration should be given to a variety of other open spaces to provide for outdoor meetings, eating, conversation, or spontaneous recreational use. Landscape design elements including planting, walls, sculpture, lights, and fountains should be considered in order to provide for the enrichment of the College environment. The organization and esthetic expression of the playfields, other open spaces, plazas, and main walkways should make a functional and pleasant environment for the campus as a whole, providing both for the needs and enjoyment of the college population and also serving as an inviting visual and cultural adjunct to the Charlestown community.

C. LAND USE AND BUILDING REQUIREMENTS

1. Floor Area Ratio: None.

2. Density: None.

3. Height and Setback: No structures shall be more than 60 feet in height within 200 feet of the westerly boundary of Rutherford Avenue except that a structure or structures exceeding this height may be built if the total frontage of such structure or structures does not exceed 300 feet and the frontage of any individual structure does not exceed 100 feet.

4. Access: The principal pedestrian access into the College site will be at the intersection of Austin Street and Rutherford Avenue connecting the College with the Charlestown community and the new MBTA station. Any other limited access will be allowed only upon compliance by the College with such traffic controls and safety factors as may be prescribed by the Authority.

Vehicular access into the college site will be from Rutherford Avenue. Northbound traffic will enter and leave by means of a single overpass built over Rutherford Avenue. The vehicular overpass shall be located closer to the northern corner of the site than to the southern corner. Southbound traffic will enter and leave by no more than two openings off Rutherford Avenue. A dropoff lane may be provided to carry southbound traffic into and out of the college site.

5. Easements: Pedestrian easements for general public use may be required to the new MBTA station and to the pedestrian bridge across Rutherford Avenue connecting with the new shopping center.
6. Parking: There shall be no less than one parking space per 3.5 full-time students, faculty members, and administrative personnel. In any event, no more than 20% of the College site may be devoted to parking.

PARCEL P16

A. PERMITTED USES

Parcel P16 is comprised of Subparcels P16a, b, c and d. These subparcels may be further subdivided by the Authority, and for each subparcel the principal use shall be public or residential.

B. PLANNING AND DESIGN OBJECTIVES

The land forming these subparcels is hilly and is subject to soil erosion. It is intended that this adverse characteristic be treated by proper drainage and protective landscaping, thereafter to be maintained in public use. Where appropriate, subparcels or portions thereof may be added to adjoining residential re-use parcels, or to abutters, to ensure continued maintenance.

PARCEL II

A. PERMITTED USES

Institutional, public, or commercial.

B. PLANNING AND DESIGN OBJECTIVES

It is intended that land which maybe left surrounding the Charlestown YMCA as a result of changes in the street and highway pattern be developed in conjunction with that important location at the southerly "Gateway" to Charlestown as a landscaped area. Parking may be permitted provided access does not interfere with adjacent major traffic systems.

PARCELS X1 - X44

A. PERMITTED USES

Parcels X1 through X44 are composed of predominantly small lots scattered throughout the project area. Most consist of old house lots, a few are built up, many are interior lots. Where feasible, emphasis is to be placed on developing these parcels for new homes. If this is impractical parcels should be made available to abutters for gardens, yards, plazas, or parking. A number of these parcels may be feasible for development as small neighborhood parking areas, and should be made available for this purpose if the above desired uses are unobtainable. Some lots may be useable as small recreation areas such as tot lots. Parcel X24, for example, might be developed as a handball court utilizing its topographical features. Parcel X2 should be developed in conjunction with Parcel R71 as a plaza area, emphasizing the restoration of the historic structure located on Parcel R71, revealing the important institutional structure to its north and opening up the vista to the new school to be developed on Parcel P-6. Other parcels have special development characteristics when considered in relation to adjoining or neighboring uses, and such uses should be taken into consideration in determining the use for the parcel in question.

B. PLANNING AND DESIGN OBJECTIVES

The use of Parcels X1-X44 must be compatible with neighboring uses. Their scale and nature must be consonant with them.

ALL OTHER AREAS

HEIGHT

The height of structures within such areas shall not be such as to adversely affect adjacent areas. Within residential districts maximum height shall be 65 feet.

SECTION 603: Properties Not to be Acquired.

A. "Mystic Wharf"

Any development of the property known as "Mystic Wharf", bounded generally to the south by Terminal Street, to the west by property now or formerly owned by Wiggins Terminals, Inc., to the north by the Mystic River and to the east by property now or formerly owned by U.S. Gypsum, Inc. and the Boston and Maine Railroad, which described property is now or was formerly owned by Schiavone Realty Corporation, and Sixty Terminal Street, Inc., and the Boston and Maine Railroad, shall be in accordance with the following:

1. Intent: It is intended that this site should be appropriately developed as a General and Waterfront Industrial area, provided that any development along or adjacent to the Little Mystic Channel be of reduced scale, and suitably landscaped, to respect the residential and recreational nature of the channel area. Those General and Waterfront Industrial uses permitted under these categories by the Boston Zoning Code are considered generally appropriate.

In the event that an integrated development of the entire site cannot be accomplished, then the site should be developed in one of the alternative manners listed below:

Alternative A: An integrated General and Waterfront Industrial development along the Mystic River, and utilizing about half to two-thirds of the site. A Restricted Industrial area along Terminal Street, utilizing about one-third to one-half of the site, and of reduced scale and suitably landscaped.

Alternative B: General, Waterfront or Restricted Industrial development along the Mystic River, and utilizing about half the site. Residential development along Terminal Street, utilizing about half the site.

The appropriate development of this site is essential to the achievement of the objectives of this Urban Renewal Plan. Improper industrial use or development, by virtue of traffic generation, scale and mass of structures, poor relation to existing and proposed housing and recreation, and other factors, could undermine the renewal of Charlestown. Because of existing site and ownership characteristics, however, it is expected that the present owners, or their successors, can develop a development proposal consistent with their needs and with the requirements of this section.

2. Requirements: Any development of more than an incidental portion of the site, and any change in use, shall be subject to review by the Authority, under procedures which may be established by the Authority. In any event, if no development proposals, or development proposals insufficient to insure appropriate development of the entire site, are made by the owner or owners thereof, within 18 months after the approval of this Plan by the Boston City Council, the Authority may acquire any or all portions of the site in order to accomplish the objectives of the Urban Renewal Plan.

B. "Grain Elevator"

In the event that the property used as a grain elevator located on Water Street and opposite to and extending between Foss Street and Hudson Street, and presently owned by the Massachusetts Port Authority, is sold, leased, transferred or otherwise conveyed to other than a successor to the Massachusetts Port Authority, or the present use is no longer considered essential to the operations of the Massachusetts Port Authority, the property will be acquired by the Boston Redevelopment Authority in order to remove a blighting influence, for reuses consistent with the objectives of this plan. Appropriate reuses of the site may be public, commercial, or parking, and will include demolition of the existing grain elevator structure.

C. Library, 43 Monument Square

In the event that the use of the Charlestown Branch of the Boston Public Library, at 43 Monument Square, is discontinued as such, then the Authority may acquire subject property to prevent reuses incompatible with the objectives of this Plan, in this important historical location, and to permit reuses consistent with it.

D. 44 High Street

In the event that the institutional use of the property located at 44 High Street is to be discontinued because of the inability of the present user to maintain it, or because of its inability to procure parking areas sufficient to accomodate demands generated by institutional uses - which are a blighting influence upon the surrounding residential area - then the Authority may acquire subject property for reuses consistent with this Plan. Such reuses would include renovation for residential use or, if infeasible, new housing.

SECTION 604: Duration of Controls.

The provisions and requirements established in the Plan shall be maintained and in effect for a period of forty (40) years from the date of the original approval of the Urban Renewal Plan by the Boston City Council, except for Sections 1101 and 1102, which shall remain in effect for a period of one hundred (100) years from said date.

SECTION 605: Interpretation.

In the event of any question regarding the meaning or construction of any or all of the standards, controls, or other provisions of this Plan, the interpretation or construction thereof by the Authority shall be final and binding.

CHAPTER VII: DEVELOPER'S OBLIGATIONS

SECTION 701: Applicability.

The provisions of this chapter shall apply upon disposition by the Boston Redevelopment Authority, to all property acquired or to be acquired by the Authority within the Project Area and shall be implemented by appropriated covenants and provisions in disposition documents.

SECTION 702: Compliance with Plan.

Redevelopment of land in the Project Area shall be made subject to the regulations and controls set forth in the Urban Renewal Plan. The purpose of such regulations and controls is to assure that the redevelopment of land within the Project Area will conform to the planning and design objectives of the Urban Renewal Plan. It is therefore the obligation of all developers to comply with these controls and to familiarize themselves with the overall Urban Renewal Plan and to prepare development proposals which are in harmony with it.

SECTION 703: Design Review.

All development proposals are subject to design review, comment and approval by the Boston Redevelopment Authority prior to land disposition and/or prior to the commencement of construction.

In addition to assuring compliance with the specific controls set forth in this Plan and as more specifically set forth in disposition documents, the Authority will establish design review procedures and evaluate the quality and appropriateness of development proposals with reference to the design objectives and requirements set forth in this Plan and in the disposition documents.

In all design review procedures reference shall be made to Map 8: the Illustrative Site Plan for the Project Area, and may be made to other site plans and design studies, which plans and studies may be made available to developers, their architects and designers, and may form a basis for evaluating elements of development submissions such as planning, and architectural character.

SECTION 704: General Obligations.

The Authority shall obligate developers and purchasers of land in the Project Area, and their successors and assigns, by covenants and conditions running with the land or other appropriate means, subject to further provisions made by the Authority for reasonable action in the event of default or noncompliance by such developers and purchasers:

(a) To devote, develop or otherwise use such land only for the purpose and in the manner stated in the Plan and in applicable disposition documents;

(b) To comply with such terms and conditions relating to the use and maintenance of such land and improvements thereon as are necessary in the opinion of the Authority to carry out the purposes and objectives of the Plan and of the relevant provisions of Chapter 121, Massachusetts General Laws:

(c) To commence, execute and complete construction and improvements in accordance with reasonable time schedules as determined and established by the Authority;

(d) To give preference in the selection of tenants for dwelling units built in the project area to families displaced therefrom because of clearance and redevelopment activity, who desire to live in such dwelling units and who will be able to pay rents or prices equal to rents or prices charged other families for similar or comparable dwelling units built as a part of the same development.

SECTION 705: Disposition by Developer

The developer shall not dispose of all or part of his interest within the Project Area without the consent of the Boston Redevelopment Authority until the full completion by the developer of all improvements required by and in conformity with the terms and conditions of both the Urban Renewal Plan and the Redevelopment Proposal submitted to and approved by the Boston Redevelopment Authority on the basis of this Urban Renewal Plan; provided, however, that all or any part of such interest may be disposed of prior to full completion of such improvements upon written consent of the Boston Redevelopment Authority, which consent shall not be granted except under conditions that will prevent speculation, protect the interest of the Boston Redevelopment Authority and the City of Boston, and effect compliance with and achieve the objectives of Chapter 121 and, where applicable, Chapter 121A, of the Massachusetts General Laws, and amendments thereto.

CHAPTER VIII: REHABILITATION

SECTION 801: Identification

Property not designated for acquisition as shown on Map 2: Treatment Areas, shall be made to conform with the rehabilitation standards set forth in Section 808.

SECTION 802: Applicability.

All properties and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on Map 2: Treatment Areas, are to be maintained at or brought to a level which achieves a decent standard of safe and sanitary housing, and where the use thereof is not residential, are to be maintained at or brought to a level of soundness consistent with the objectives of this plan, and in conformance with the rehabilitation standards thereof. In all cases, properties shall meet the standards specified in Section 808.

Any property or building which is not maintained at or brought to conformity with such standards may be acquired by the Boston Redevelopment Authority as provided in Chapter IV.

SECTION 803: General Objectives.

The basic objectives of rehabilitation activity shall be to secure and maintain all structures and their environment so as:

- (1) to prevent the spread of blight and substandard conditions;
- (2) to restore deteriorating areas to sound conditions;
- (3) to improve the quality of individual properties; and
- (4) to create decent, safe, and sanitary structures providing the greatest degree of amenity, convenience, usefulness and livability for the occupants and users thereof.

SECTION 804: Planning and Design Objectives.

(a) Land uses shall be complementary and shall not adversely affect each other.

(b) Nonresidential traffic generators shall not create traffic congestion or other adverse effects.

(c) Nonconforming uses must not produce crowding, noise, odors, air pollution, glare, heat, vibration, dirt, and the like and must not be detrimental to the health, safety and general welfare of the community.

(d) The physical character of buildings shall be aesthetically pleasing and architecturally consistent with the surrounding neighborhood in order to eliminate deteriorating or blighting influences and to encourage neighborhood stability, maintenance of property, and a high calibre of land use. All open areas shall be attractively landscaped in order to enhance the character of the neighborhood.

(e) Buildings must be structurally sound.

- (f) Adequate off-street parking shall be provided.

SECTION 805: Health Objectives.

Sanitary objectives must be attained in order to eliminate conditions which cause disease or which are otherwise detrimental to the public health and safety and the general welfare of the community. To achieve this all facilities necessary for adequate heat, light, plumbing, and general sanitation must be properly installed and maintained in good working condition. Structural and environmental conditions necessary for the provision of adequate space for occupants and for healthy living conditions and use must be maintained.

SECTION 806: Safety Objectives.

Safety objectives must be achieved to prevent unsafe conditions which can cause injury to persons or damage to adjacent buildings. To achieve this potential fire hazards must be eliminated, unsafe conditions in yards and open spaces must be eliminated, and the exterior and interior of structures and buildings and all facilities must provide maximum safety. Satisfactory means of egress must be provided.

SECTION 807: Additional Objectives for Nonresidential Rehabilitation.

The following additional objectives for nonresidential rehabilitation shall apply:

- (a) Commercial, industrial, and other nonresidential traffic generators shall provide adequate off-street parking and loading facilities;
- (b) Users shall provide for the control of noxious byproducts of their operations;
- (c) The physical character of buildings to remain shall be architecturally consistent with buildings in the immediate vicinity in order to eliminate deteriorating or blighting influences and to achieve an aesthetically pleasing environment thereby encouraging neighborhood stability, maintenance of property, and maintenance of proper land uses;
- (d) All open areas shall be attractively landscaped in order to enhance the character of the neighborhood;
- (e) Buildings shall be structurally sound;
- (f) Signs shall be integrated with the over-all structural appearance and must not adversely affect the general character or appearance of the area;
- (g) Nonresidential uses allowed to remain must place and maintain an appropriate landscaped or architectural screen between the commercial, industrial or other uses, and any adjoining residential uses.

SECTION 808: Rehabilitation Standards

All structures and buildings within the Project Area which are not designated for acquisition by the Boston Redevelopment Authority as shown on the Treatment Areas Map, shall be maintained at or made to conform to: (1) The State Sanitary Code; (2) The "Building Code of the City of Boston," and revisions and amendments thereto, and all laws, ordinances, codes and regulations governing the provision of dwelling facilities, maintenance and occupancy, and the repair, vacation, securance, and demolition of unfit structures; (3) The City of Boston Zoning Regulations, and all laws, ordinances, codes and regulations governing land use, lot size, building bulk, height and area, open space, building setback, off-street parking and loading, subject in all cases to provisions governing nonconforming building and site development, as distinct from nonconforming land use; and (4) All other applicable state and local laws, ordinances, codes and regulations relating to the maintenance, repair, construction, reconstruction, use, operation, and condition of property and buildings. Provided that deviations from such laws, ordinances, codes and regulations may be granted and approved as provided under Chapter 121 and Chapter 121A, Massachusetts General Laws, and amendments thereto, and as otherwise provided under such laws, ordinances, codes and regulations where applicable. Failure to set forth herein any provision of any such law, ordinance, code or regulation shall not be deemed to make such provision inapplicable.

SECTION 809: Inspection and Notice

The Boston Redevelopment Authority will inspect every property not designated for acquisition as shown on the Treatment Areas Map.

Whenever it has been found on inspection that a residential or nonresidential property or structure does not meet the objectives, standards, and controls of Chapter VIII of this Plan, the Authority shall, within a reasonable period of time after the inspection, give notice of such nonconformance to the owner and to any persons other than the owner who may be responsible therefor. Such notice shall be in writing, addressed to the owner, and to other persons required to be notified, at their last known address, and shall be sent by certified or registered mail. Such notice shall state why it is being issued, shall specify the respects in which the property fails to meet the objectives, standards and controls of the Plan, and shall specify what work is required to bring the property into compliance. Such notice may also set a proposed schedule for beginning and completing each part of the work, provided that a reasonable time is allowed for the performance of any act required.

If, at the end of such period, satisfactory conformance with the standards and objectives of Chapter VIII has not been achieved, the Boston Redevelopment Authority may acquire the property, pursuant to Section 402, provided, however, that the property may be acquired at any time with the consent of the owner.

SECTION 810: Technical Assistance

Technical assistance for rehabilitation will be provided by the Boston Redevelopment Authority for the purpose of developing an awareness and understanding of rehabilitation objectives, standards, requirements, and methods, and for the purpose of providing guidance in planning, design, construction, financing, and execution of individual rehabilitation activities as necessary to carry out the provisions of the Urban Renewal Plan.

CHAPTER IX: ZONE DISTRICT CHANGES

SECTION 901: Identification of Changes

Zone district changes shall be as shown by Proposed Zoning on Map 6:
Proposed Zoning, enclosed.

CHAPTER X: RELATION OF PLAN TO LOCAL OBJECTIVES

SECTION 1001: Conformity to General Plan.

The Urban Renewal Plan is in conformity with the General Plan for the City of Boston and with its Program for Community Improvements.

SECTION 1002: Relationship to Definite Local Objectives.

The Urban Renewal Plan is consistent with definite local objectives for appropriate land use, maximum opportunity for rehabilitation, improved traffic, public transportation, public utilities, the relocation of the rapid transit facility and removal of the existing elevated structure, recreational and community facilities, and other public improvements set forth in the General Plan for the City of Boston and in the Program for Community Improvement and is based on general planning and design objectives for the Project Area set forth in Chapter II.

CHAPTER XI: ANTI-DISCRIMINATION PROVISIONS

SECTION 1101: Affirmative Covenant.

Every agreement, lease, conveyance, or other instrument by which land in the Project Area is disposed of for uses which may include housing or facilities related to residential use shall include an affirmative covenant binding on the contractor, lessee, grantee, or other party to such instrument and on the successors in interest to such contractor, lessee, grantee, or other party that there shall be no discrimination upon the basis of race, color, creed, or national origin in the sale, lease, or rental or in the use or occupancy of such land or any improvements erected or to be erected thereon, and the Boston Redevelopment Authority will take all steps necessary to enforce such covenants and will not itself so discriminate.

SECTION 1102: Compliance with Anti-Discrimination Laws.

All property and all transactions affecting or respecting the installation, construction, reconstruction, maintenance, rehabilitation, use, development, sale, conveyance, leasing, management, or occupancy of real property within the Project Area shall be subject to the applicable provisions of Chapter 151B of the Massachusetts General Laws and amendments thereto and to all other applicable federal, state, and local laws prohibiting discrimination or segregation by reason of race, creed, color, or national origin.

CHAPTER XII: AMENDMENT AND TERMINATION

SECTION 1201: Amendment

The Urban Renewal Plan may be amended by the Boston Redevelopment Authority in the manner hereinafter provided.

Any amendments to the boundaries of the Urban Renewal Area or basic elements of the Urban Renewal Plan shall be made in accordance with requirements of Chapter 121 of the General Laws that are applicable to the original approval of such Plan.

Any amendments affecting directly a parcel or parcels of land conveyed or leased by the Boston Redevelopment Authority to a redeveloper and made subject to the controls contained in the Urban Renewal Plan shall not apply to such parcel or parcels until consent thereto is obtained from such redeveloper or his successors.

If the land use controls contained in the Urban Renewal Plan relating to a particular parcel or group of parcels, but excluding those land use controls relating to the entire Urban Renewal Area or to an entire zoning district contained within such Urban Renewal Area, are amended, notice specifying the nature of the amendment and the property to be affected and including a statement that opportunity to be heard before the Authority will be afforded shall be sent fourteen (14) days prior to the meeting of the Boston Redevelopment Authority at which such amendment is to be considered, by mail, postage prepaid, to the owners and occupants of such parcel or parcels to be affected by such amendments and to the owners and occupants of all property abutting such parcel or parcels not including such property that is separated from the parcel or parcels in question by a public street. The mailing of such notice shall be deemed to be sufficient if it is mailed to the owners and occupants of the property described above as they appear on the most recent City of Boston tax list or the most recent poll list for voters in the City of Boston. Opportunity shall be given all persons entitled to notice to be heard at the meeting of the Authority referred to in such notice.

Any addition to the properties to be acquired under the Urban Renewal Plan as shown on the Treatment Areas Map shall be considered to be an amendment to a basic element of the Urban Renewal Plan, provided, however, that properties designated for conservation on the Treatment Areas Map may be acquired under Section 402 if notice is given in accordance with Section 809 for failure to meet the rehabilitation standards specified in Chapter VIII, and other properties referred to in Section 402 may be acquired for failure to meet the requirements specified in the Land Use and Building Requirements applicable to such properties as found in Chapter VI.

SECTION 1202: Termination

This Urban Renewal Plan shall be in full force and effect for a period of forty (40) years from the date of its approval by the City Council of the City of Boston.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

EXHIBIT A: PERIMETER BOUNDARIES OF PROJECT AREA

That certain tract of land, referred to as the Charlestown Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at a point which is described by the intersection of the southwesterly property line of W. F. Schraffts & Sons at 529 Main Street, and the Service Road at Sullivan Square;

Thence proceeding in a southeasterly direction paralleling the southwest face of W. F. Schraffts & Sons Factory to intersect with the southerly sideline of the B & M Railroad right-of-way;

Thence turning and running in a generally easterly direction by various courses and distances along the southerly sideline of the Boston & Maine Railroad right-of-way to the easterly sideline of "A" Street;

Thence turning and running in a southwesterly direction along the easterly sideline of "A" Street to Medford Street;

Thence turning and running in an easterly direction along the northerly side of Medford Street to Terminal Street;

Thence turning and running in a generally northeasterly direction along the westerly side of Terminal Street to the B & M Railroad right-of-way;

Thence turning and running in a generally northeasterly direction along the southeasterly sideline of the B & M Railroad right-of-way;

Thence across the B & M Railroad right-of-way to the easterly property line of Wiggin Terminals, Inc., 50 Terminal Street;

Thence turning and running in a generally northeasterly direction along the easterly property line of said Wiggin Terminals, Inc., to the Mystic River U. S. Pierhead Line;

Thence turning and running in an easterly direction along the Mystic River U. S. Pierhead Line to a point intersecting with the extended westerly sideline of property of the U. S. Gypsum Company, 600 Chelsea Street;

Thence turning and running in a southwesterly direction along the westerly sideline of the said U. S. Gypsum Company property to the southerly sideline of said property;

Thence turning and running in a generally easterly direction along the southerly sideline of said U. S. Gypsum property to the easterly sideline of Chelsea Street;

Thence turning and running in a generally southwesterly direction along the easterly sideline of Chelsea Street to the northerly sideline of U. S. Navy Yard Gate No. 4;

Thence turning and running in a generally southeasterly direction along the extension of the northerly sideline of said Gate No. 4 to the intersection of 2nd Avenue;

Thence turning and running in a generally southwesterly direction along the westerly sideline of 2nd Avenue to a point intersecting with the extended southerly sideline of 3rd Street;

Thence turning and running in a generally southeasterly direction along the southerly sideline of 3rd Street to the westerly sideline of 1st Avenue;

Thence turning and running in a generally southwesterly direction along the westerly sideline of 1st Avenue to U. S. Navy Yard Gate No. 1;

Thence turning and running across Water Street to the easterly sideline of Gate No. 1;

Thence turning and running in a generally southwesterly direction along the easterly sideline of Water Street to the northerly property line of Massachusetts Port Authority Hoosac Pier No. 1;

Thence turning and running in a generally southeasterly direction along the northerly property line of Massachusetts Port Authority Hoosac Pier No. 1 to a point intersecting the easterly property line of said MPA Hoosac Pier No. 1;

Thence turning and running in a generally southwesterly direction by various courses and distances along the easterly property line of said MPA Hoosac Pier No. 1 and the U. S. Pierhead Line and the Massachusetts Harbor Line extended to the Boston-Cambridge city boundary line;

Thence turning and running in a generally northwesterly and westerly direction by various courses and distances along the Boston-Cambridge city boundary line to the intersection with the Boston-Somerville city boundary line;

Thence turning and running in a generally northerly direction along the Boston-Somerville city boundary line to a point which is the intersection of the Boston-Somerville city boundary line and the northwesterly sideline of property now or formerly owned by Food Centre Wholesale Grocery, Inc.;

Thence turning and running in a northeasterly direction along the northwesterly sideline of said property now or formerly owned by Food Centre Wholesale Grocery, Inc., and across the B & M Railroad right-of-way to a point on the northeasterly sideline of said right-of-way;

Thence turning and running in a southeasterly direction along the northeasterly sideline of said B & M Railroad right-of-way to a point which intersects the extended northwesterly sideline of Street "A";

Thence turning and running in a generally northeasterly direction along the extended northwesterly sideline of Street "A" to a point which is the intersection of the northwesterly sideline of Street "A" and the southwesterly sideline of Rutherford Avenue;

Thence turning and running in a generally northwesterly direction along the southwesterly sideline of Rutherford Avenue to Cambridge Street;

Thence turning and running in a generally northeasterly direction across Rutherford Avenue and the Service Road at Sullivan Square to a point which is the intersection of the northerly property line of W. F. Schrafft & Sons property at 529 Main Street, and the Service Road at Sullivan Square, which is the point and place of beginning.

CHARLESTOWN URBAN RENEWAL PLAN

March 25, 1965

ERRATA

The following corrections and additions are to be made to the foregoing text of the Urban Renewal Plan and are as fully a part of the Plan, as approved by the Boston Redevelopment Authority on March 25, 1965, as if such corrections and additions had been fully incorporated in such text.

<u>Item</u>	<u>Page</u>	<u>Section</u>	<u>Correction or Addition</u>
1	9	305	On the seventh line of the paragraph the word should read, "dismantling".
2	10	402	In the second paragraph, strike the first three lines and insert, "Any or all of the additional parcels referred to in Section 603 may be acquired by the Authority upon its"
3	19	602	In sixth line of table, strike "Min. 0.5"
4	26	602	Under part C, subsection 1, strike "nor be less than 0.5."
5	35	602	Add new part D to read as follows: <u>"D. CONDITION</u> Parcel P-15c may be developed for Community College use only if the conditions specified in Section 603 hereof are satisfied."
6	41	603	Add new Part E. to read as follows: <u>"Diesel Fuel Storage Area" (Assessors Block 145N, Parcel 2189) Parcel P-15c.</u> This block, bounded by the Boston & Maine Railroad Eastern Division right of way, the Western Division right of way, and the Prison Point Bridge, in the present ownership of the Boston & Maine Railroad, may be acquired for Community College use as Parcel P-15c, if its present use as a diesel fuel storage area is discontinued by the owner, and if the Community College proposed re-use of said block is feasible and will not interfere with existing and proposed highway, railroad, and MBTA rights of way."
7	44	802	On the third line of the paragraph the word should read, "Map".
8	44	803	The first word of the paragraph should read, "The".

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

RELOCATION PROGRAM

CODE NO. R-223 (1)

A. Administrative Organization

1. Agency Identification

The Boston Redevelopment Authority will be the sole agency responsible for the relocation of all site occupants displaced from the project area.

2. Organization of Relocation Staff

Relocation of families and individuals will be carried out by the Family Relocation Department of the Authority.* The site relocation staff will consist of (a) site office manager; (b) family relocation supervisor; (c) family relocation workers including home finders and housing inspectors; (d) business relocation specialists; (e) cashier; (f) accountant; (g) property management officer; (h) property maintenance specialists; (i) maintenance aides; (j) administrative assistant for records; (k) clerk-typists.

* Business relocation, property management, and property maintenance will be carried out by the Operations Department.

3. Staff Functions

The relocation work program will be developed to (a) keep the project area families and businesses informed of their status by means of newsletters, bulletins and other publicity, (b) issue formal letters of information and notification, including notification of the availability and conditions governing relocation payments, (c) interview and register all project area families and businesses and keep a record of the particular needs of each site occupant, (d) promote and compile satisfactory listings of available, standard vacancies, (e) inspect and refer vacant, standard housing units to site occupants in line with their needs, (f) work with appropriate public and private health and welfare agencies that provide resources to expedite satisfactory relocation; (g) interview families after relocation to ascertain whether their needs have been adequately met, (h) coordinate property management and site clearance operations with relocation progress, (i) keep necessary records and reports.

The relocation staff will locate and inspect dwelling units and refer families and individuals to those units that are decent, safe, sanitary and standard accommodations. Units offered to families and individuals will be located in areas not generally less desirable in regard to public utilities and public and commercial facilities and will be at prices or rents within the financial means of the families and individuals being displaced from the project area.

Families desiring to find housing for themselves will receive full cooperation from the relocation staff at all times and will be informed and reminded of the assistance available to them.

B. Relocation Standards

Each dwelling unit offered for relocation housing will be inspected by a trained housing inspector to establish the fact that the dwelling is decent,

safe and sanitary and that it conforms to the standards of fitness comprising Section 808: The Rehabilitation Standards of the Charlestown Urban Renewal Plan.

Particular attention will be paid to the requirements of the State Sanitary Code, Article II, Minimum Standards of Fitness for Human Habitation, (enclosed), and to applicable sections of the Building Code of The City of Boston.

1. Standards for Displacee's Ability to Pay

For purposes of definition "gross rent" shall mean shelter costs plus costs of heat and hot water. The monthly cost should not as a general rule, exceed 25 per cent of the families net monthly income after taxes.

In referring to rental housing, units requiring expenditures for gross rent of more than 25 per cent of displacee's net income will generally not be referred, except in special cases.

The ability to purchase housing will be analyzed for each prospective home buyer in relation to net family income and debt service for prospective sales housing units of various price levels.

For sales housing which may become available under the provisions of Section 221 of the National Housing Act, the following general guidelines will be used for referral purposes:

<u>Sales Price</u>	<u>Net Income</u>
\$ 6,500 - \$10,000	\$4,000 - \$5,000
\$10,000 - \$14,000	\$5,000 - \$6,000
\$14,000 +	\$6,000 +

2. Location Standards

Dwelling units referred for relocation housing should be located:

- a. So that the principal worker in the family can reach his place of employment within a reasonable time and at a reasonable commuting expense.
- b. In an area which meets the family's essential needs for public and commercial facilities.
- c. The relocation staff will consult with the renewal and planning staff of the Authority to ascertain areas scheduled for future renewal action. The location of housing found by the relocation staff will be checked so as to avoid, wherever such a determination can be made, subsequent displacement of the family or individual.
- d. Families and individuals finding housing on their own initiative will be encouraged to check its location with the relocation staff for the same reasons.

C. Proposals for Obtaining Relocation Housing

1. Arrangements made with sources of existing private and public housing for obtaining:

a. Notification of Vacancies

Private Housing

Central Office. The Family Relocation Department has established a procedure with a major utility company for information on utility service shut-offs. This information is now being used to secure leads on potential vacancies in rental and sales housing throughout the City and other housing areas for use by Site Offices.

Vacancy listings are compiled from realtor notifications, newspaper advertisements, mail carriers, furniture moving firms, municipal departments and other government agencies which may prepare such listings, and other informed sources.

The Department will establish working arrangements as are necessary with the Multiple Listing Service of the Greater Boston Real Estate Board. The Board provides weekly listings of housing for sale in the City and other housing areas. These listings will be made available to Rehousing Specialists in Site Offices for use with families and individuals interested in purchasing housing.

The Central Office and Site Offices of the Department maintain current files of FHA, VA and other listings of vacancies for rent and for sale, which are made available for the use of families and individuals in the relocation workload.

Public Housing

The Central Office of the Department has continuing communication with the Boston Housing Authority. In June 1963, the BHA established a policy statement on tenant selection. Implementation of that policy is being pursued, and the Director and Deputy Director of Relocation are working with the BHA staff developing specific procedures and reporting processes for the application, processing and referral of displaced families and individuals to vacancies in public housing.

By letter dated November 27, 1964 from the Acting Administrator of the Boston Housing Authority, procedures, policies and other information respecting the practices and inventory in public housing in Boston, were outlined. Relevant abstracts of this letter are included as Attachment 2.

b. Information on size and rent of available dwelling units

Private Housing

Experience indicates that vacancies offered for relocation cover a range of size and rent or price levels. Information on size and rent or prices of potential vacancies from utility company sources will be obtained by telephone or field contacts with property owners and/or tenants at specific locations. The vacancies available through Multiple Listing Service are described as to size and rent at the time they are offered. FHA, VA and other periodic listings made available include this information as part of the normal correspondence.

When the relocation staff learns of or identifies vacancies in the course of home-finding activities or in escorting families to look at dwelling units, information on size and rent of vacancies will be obtained prior to or as part of the inspection process.

Public Housing

Periodically, the Family Relocation Department receives from the Boston Housing Authority information on the size, rent and turnover of dwelling units in the public housing inventory in the City. This provides data necessary to estimate the availability of vacancies for relocation.

When families in the relocation workload apply for and are determined to be eligible for public housing, the family or individual and the relocation staff will be simultaneously notified of the size and rent and availability of specific vacancies in public housing offered for relocation.

c. Admission preference for referred families

1. Displaced families in conformity with their income will be granted preference in newly constructed 221(d)(3) housing units in redevelopment areas.
2. Displaced families will be given first preference for public housing vacancies in all city-wide public housing developments. The Income Admission Limits for federally-aided public housing for families displaced by governmental action are:

<u>Family Composition</u>	<u>Special Admission Limits</u> (Net Income after Exemptions)
1 - 2 persons	\$4,500 per annum
3 - 4 persons	4,750 per annum
5 - 6 persons	5,125 per annum
7 or more persons	5,500 per annum

2. Adequacy of supply of existing housing expected to become available during the displacement period

In order to estimate availability of local housing, many factors must be considered. In terms of housing supply, these factors include the rate of new construction, the conversion rate, withdrawal and demolition rates, the turnover of existing housing, and the availability of credit.

On the demand side, pertinent factors include the total relocation needs from all governmental actions, family formation, increased real income, and other demand factors. Estimates of local housing resources do not show any deficit of available housing to be used as relocation housing for residents during the displacement period. (See Form H-6122.)

The rehousing staff will attempt to obtain maximum use of Section 221 of the National Housing Act and other sales housing programs. The staff will aid families and persons desiring and able to purchase housing to locate such housing and make applications for mortgages and FHA mortgage insurance, where appropriate.

The status of anticipated public housing vacancies and estimated dates of availability are discussed in Attachment 1 and in the Statement Accompanying Form H-6122. The BHA currently has 790 units of public housing in various stages of development. The Housing Authority has pending authorization for 1,000 additional units of federally-aided housing which are in various stages of planning. These units will be available to eligible displaced families and individuals during the 4 year programmed project relocation period. Up to 200 units in public housing for the elderly is to be constructed in Charlestown on scattered sites in low-density, low-rise structures.

3. Adequacy of supply of standard housing for low-income families and proposals for special rehousing problems.

It is expected that the supply of public and private housing will be sufficient to meet the requirements of low-income families.

There are no minority group families or individuals to be displaced from the clearance sections of the project area.

Families and individuals with special rehousing problems, including large families, handicapped, or aged families and individuals will receive special services to aid in solving problems related to rehousing.

The Boston Redevelopment Authority has a policy of hiring professionally trained relocation workers with particular skills in working with disadvantaged families and individuals.

D. Relations with Site Occupants

1. Development of an Informational Program

Special attention is expected to be given to displaced families through the provisions of the Economic Opportunity Act of 1964, administered by Action for Boston Community Development, and through the resources of the John F. Kennedy Family Service Center to be established in Charlestown. The Authority staff has conducted since June 17, 1964, an intensive information program in the project area. Between that date and December, 1964, a letter was mailed to every resident in Charlestown, inviting him to a special program of information at the Information Center established by the Authority for this purpose in Charlestown. Meeting three evenings a week, as well as other special times, an estimated total of 4300 Charlestown residents had the opportunity for direct contact with members of the Authority staff. On February 8, 1965, the Information Center was reopened, Monday through Friday, 3 P.M. to 9 P.M., and is engaged in a positive program of information for all Charlestown residents. During the week of February 8, 1965, informational brochures were mailed to all Charlestown households, schools, businesses, and community organizations.

Prior to land acquisition, an extensive series of group meetings will be held with site occupants by the Central Office and Site Office staffs to explain the relocation and housing program. Newsletters and informational bulletins on relocation services will be distributed at these meetings. As a normal process in the relocation program, informational letters will be delivered to each site occupant as it enters the workload. Those in the active workload of the Charlestown Project Area will be interviewed and consulted regularly to provide assistance in their relocation.

Through public meetings, group meetings, the attention of established community organizations, and other informational materials, site occupants will be informed of current developments in the renewal program and of the availability of relocation assistance and the means by which relocation services will be made available.

Special relocation brochures on the family relocation program of the Authority will be prepared for transmittal to the occupants of all properties to be acquired, and to other interested persons and organizations.

2. Interviews with site occupants

a. A 26% sample survey of families and individuals whose living accommodations are proposed to be acquired has been conducted. Before the time of acquisition of property, a site relocation office will be established, interviews with all residents will be conducted and each site occupant household will be informed:

1. that the Redevelopment Authority has acquired the property on said date;
2. of the reason for the acquisition;
3. of the Authority's basic objectives and policies with respect to relocation;
4. of the Authority's legal responsibility and obligations on relocation, and the services and aids available, including relocation payments;
5. of the availability of information concerning FHA types of mortgages and mortgage insurance;
6. of the availability of FHA and VA acquired properties as a relocation resource and of listings of such properties at the site office;
7. of the opening of a project office for official contacts, assistance and information, and the name of the person in charge, the address, and the hours of business;

8. that they will not be required to move, except for cause, or except on a temporary basis, until given an opportunity to obtain standard housing;
9. of the obligation of the family or individual to pay use and occupancy charges to the Authority and of other responsibilities and obligations;
10. of the eviction policy of the Authority.

An informational statement will be given to each site occupant household at the time of taking, outlining the pertinent facts on relocation in a simple, easy-to-read fashion.

The statement will also contain a brief guide to families seeking their own accommodations as to what constitutes decent, safe and sanitary housing.

3. General location and approximate business hours of the Charlestown Relocation Office

The project office will be open for relocation purposes from 9:00 A.M. to 5:00 P.M. five days a week; evening and Saturday hours will be arranged as needed.

4. Referrals to cooperating real estate firms and the Housing Authority

Vacancy listings of standard rental and sales housing located by the Central Office and Charlestown relocation staff will be maintained in the site office.

Families and individuals will be offered listings from all appropriate sources of notification of vacancies. Cooperating real estate brokers and agents and landlords will be notified of referral of families to vacancies either by direct communication from the relocation worker or by a letter of introduction provided for the use of the family by the relocation staff. Relocation workers will escort families and individuals to look at vacancies, if requested.

Sponsors and builders of Section 221 (d) (3) housing and other FHA-insured housing have been informed of the first priority of families and individuals being relocated for housing units in newly-constructed housing of this type in the City of Boston. As such units become available, site occupants will be informed of the availability and referred to such units by the methods outlined above.

The Boston Housing Authority will assign a staff representative to the relocation office to expedite applications for public housing. Relocation workers will escort families, upon request, to view vacancies in public housing.

5. Inspection of relocation housing

All relocation housing, except public housing and FHA and VA approved housing, will be inspected, including that of self-relocated families. Relocation housing will be inspected prior to actual referral to families and individuals where possible. Families and individuals will be accompanied on such referrals where prior inspection is not possible.

Dwellings of self-relocating families and individuals will be inspected prior to the move, where possible. When the application for moving expense payment is made by a self-relocating family prior to the actual move, the relocation staff will use this opportunity to inspect the prospective dwelling unit. If the unit is not standard, the family or individual will be encouraged to take advantage of the resources of the relocation program to obtain a standard accommodation.

If the family or individual declines the offer of a standard dwelling unit and relocates into a unit that does not meet code requirements, the matter will be referred to the appropriate code enforcement agency with the objective of bringing the unit into conformity with code requirements.

6. Tracing of families who have left without leaving a new address

The relocation staff will attempt to trace families who have disappeared from the project area by using available sources for locating them, including employers, school and car registrations, social agencies, and telephone and utility company records. When families cannot be found after a two-month period, they will be removed from the active workload.

7. Referral to social agencies of families and individuals requiring assistance

Families requiring assistance of a special nature will be offered the services of qualified relocation workers on the relocation staff. Arrangements for referring families or single persons requiring long term assistance to appropriate social agencies and organizations will be made as a part of the comprehensive relocation program.

8. Assistance to prospective home buyers in obtaining mortgage financing

Information about Section 221 and other FHA mortgage insurance programs will be given to families who desire and who will be able to purchase housing. Assistance will be given by staff members to families applying for mortgages and mortgage insurance through FHA.

FHA Form 3476, Certificate of Eligibility Under Section 221 of the National Housing Act, will be provided to those families who are interested in sales housing.

E. Eviction Policy and Proceedings of the Boston Redevelopment Authority

The Authority will make all possible efforts to avoid the eviction of any family or individual from the project area. Eviction shall occur only in the case of site occupants who:

1. are financially able to and refuse to pay use and occupancy charges to the Authority;
2. maintain a nuisance or use the premises for illegal purposes;
3. refuse without valid reason four or more referrals of suitable and approved accommodations;
4. are squatters in dwellings vacated by families who have been relocated;
5. refuse to admit a relocation interviewer.

Prior to eviction, the family or individual will be offered the relocation services of the Authority. In addition, an attempt will be made to enlist the services of appropriate community social service agencies if it appears that the family requires special assistance. Each recommendation for eviction must be approved by the Executive Director or Assistant Executive Director before presentation to the Authority for review. Each recommendation for eviction must be authorized by a majority vote of the Redevelopment Authority.

F. Relocation Payments

All relocation payments will be made in accordance with the provisions of the Housing Act of 1949, as amended, and applicable Rules and Regulations issued thereunder. Detailed information and prescribed procedures with respect to the method of payment will be available at the site office.

1. Eligibility

Relocation payments will be made to families, individuals, and businesses, and other non-residential establishments in the project area who are eligible according to the above Regulations.

2. Time Limit

The claim for Relocation Payment for moving expenses or direct loss of property must be filed with the Authority by the claimant within six (6) months of the time that the expense has been incurred.

3. Method of Payment

The Boston Redevelopment Authority adopts the following schedule on the method for making fixed relocation payments to individuals and families in lieu of their reasonable and necessary moving expense and for allowable direct losses.

The payment schedule for families and individuals, based on actual livable rooms with furniture of the claimant is as follows:

One room	\$ 40.00
Two rooms	55.00
Three rooms	70.00
Four rooms	85.00
Five rooms	100.00
Six rooms	115.00
Seven rooms	130.00
Eight rooms	145.00
Nine rooms	160.00
Ten rooms	175.00
Eleven rooms	190.00
Twelve rooms or more	200.00
Single person--not owning furniture	5.00
Family not owning furniture	10.00

The Authority will pay the actual and necessary moving expenses, plus personal property losses, in lieu of the above schedule, but not to exceed \$200.00, if the family being relocated so desires.

G. Services to be provided by the Authority to Individuals

1. Individuals

The services for individual residents occupying separate housekeeping units or rooms will be the same as for families. All relocation services will be offered, including referrals to public housing, if eligible, or to private rental and sales housing. Relocation payments will be made to eligible individuals under the provisions set forth in Paragraph F, above.

2. Other Individuals

The services for individual residents occupying rooming units or other such accommodations will be the same as families and individuals occupying housekeeping units. Relocation payments will be made to those eligible under the provisions set forth in Paragraph F above.

H. Services to be provided by the Authority to Business Concerns

Pursuant to Section 114 of Title I of the Housing Act of 1949, as amended, and pursuant to regulations issued by the Urban Renewal Commissioner of Housing and Home Finance Agency (HHFA), the Boston Redevelopment Authority may make relocation payments to eligible business concerns displaced by an urban renewal project.

The Authority will, by informational statement and other communications addressed to business concerns occupying property within the project area, notify such business concerns in conformity with regulations of: (a) the availability of relocation payments; (b) the location of the office where the written conditions under which relocation payments are made are available; (c) the hours during which the site offices are open; (d) advisory services which are available; (e) the availability of advisory and financial assistance from the Small Business Administration; and (f) other pertinent information.

a. The Authority will make relocation payments to eligible business concerns, pursuant to Section 114 of Title I of the Housing Act of 1949 as amended and the rules and regulations promulgated thereunder. In order to be eligible for a relocation payment, the displacement of the site occupant must:

- (1) Be from real property within the urban renewal area, on or after the effective date*; and
- (2) Be made necessary by the acquisition of such real property by the Authority.

b. In determining eligible relocation expense, the following words shall be construed to mean:

- (1) Property. Tangible personal property, excluding fixtures, equipment and other property which under State or local law are considered real property, but including such items of real property as the site occupant may lawfully remove.
- (2) Business Concern. A corporation, partnership, individual, or other private entity, including a nonprofit organization, engaged in some type of business, professional or institutional activity necessitating fixtures, equipment, stock in trade, or other tangible property for carrying on of the business, profession, or institution.
- (3) Moving Expenses. Costs of dismantling, crating, insuring, transporting, reassembling, reconnecting, and reinstalling of personal property, merchandise, etc., exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with affecting such reassembly, reconnecting, or reinstallation.
- (4) Actual direct losses or loss of property. Actual loss in the value of the property (exclusive of goods or other inventory kept for sale) sustained by the site occupant by reason of the disposition or abandonment of the property resulting from the site occupant's displacement from an urban renewal area. A loss resulting from damage to the property while being moved is not included.

* (5) Effective Date.

The date of the original capital grant contract entered into on or after August 7, 1956, or, at the option of the IPA, the date of approval by HHFA on or after August 7, 1956, of the initial Project Expenditures Budget, provided that in the latter case a capital grant contract for such contemplated project is thereafter made.

- c. The Authority shall pay the cost of administering the relocation program.
- d. The Authority reserves the right to deny a claim of an otherwise eligible business concern which has defaulted in its obligation to the Authority.
- e. Claims for relocation payments submitted by a business concern shall be supported by three estimates of moving expenses from reputable moving firms and, to the extent required, other contractors. In any cases where it is not feasible to obtain three estimates, the Authority shall maintain in its files a statement of reasons why a lesser number of estimates was accepted in support of the claim.
- f. The Authority will not pay the cost of any appraisal made to determine actual loss of property if made by or in behalf of the claimant.

- g. Business concerns which are displaced by reason of acquisition for the project and which move on or after the date of approval by the HHFA of the initial Project Expenditures Budget and prior to the possession or taking shall not for that reason alone be ineligible for relocation payment, if the property from which they were displaced was part of the project area, provided that, in fact, the real property vacated is not occupied by another site occupant prior to the acquisition of title to the same by the Authority or other public body unless the latter disclaims a relocation payment.

After a site occupant eligible for a relocation payment has vacated the property occupied, no relocation payment shall thereafter be made to any party with respect to the subsequent occupancy of the same property or any part thereof.

- h. A business concern which moves beyond one hundred miles of the boundary of the city of Boston shall not obtain a relocation payment for its moving expenses in excess of the reasonable and necessary expense for moving such distance of one-hundred miles.
- i. A relocation payment shall not be made to site occupants for the purpose of a temporary on-site move, unless such temporary on-site move was made for the convenience of the Authority. In that event, the cost of the temporary move shall be considered as a property management expense, and, therefore, eligible for inclusion as a part of gross project costs.
- j. If the total of the actual moving expenses incurred on or after October 2, 1962, is greater than \$3,000, the maximum relocation payment to a business concern shall not exceed the total of the actual moving expenses, or \$25,000, whichever is less.
- k. The Authority will obtain the approval of the Housing and Home Finance Agency (HHFA) of the Federal Government before making any relocation payment in excess of \$10,000.
- l. A business concern shall give the Charlestown project office a minimum of 30 days but no more than 90 days' written notice of its intention to move and must permit the Authority, or its authorized representatives, to inspect the property to be moved. An exception to the requirement for timely notice will be made only if the Authority determines that there was reasonable cause for the failure of the business concern to give the required notice, the Authority has adequately verified the facts pertaining to the move and the requested relocation payment, and HHFA has concurred in the payment.
- m. Disbursements which are not eligible as Relocation Payments include, but are not limited to, the following:
- (1) Disbursements made prior to the effective date.
 - (2) Disbursements for any rent, for loss of good will or profit, or for any costs other than necessary moving expenses or actual direct losses of property.
 - (3) Disbursements for expenses or losses for which reimbursement or compensation is otherwise made.
 - (4) Disbursements for expenses of claimant in preparing and supporting its claim.
 - (5) Loss resulting from damage to the property while being moved.

- n. Any business concern seeking relocation payments shall file a written claim for same on Form H-6140 (attached hereto) furnished by the Authority at the Site Office. All such papers and related evidence shall become the permanent records of the Authority.
- o. A claim for relocation payment shall be submitted to the Authority within a period of six months after the moving expenses are incurred or direct losses of property are suffered.
- p. All claims shall be approved by the Charlestown Business Relocation Officer and the Auditor's Office of the Authority.

H. Additional State or Local Relocation Requirements

State action is expected in the vicinity of the project area in the form of the construction of Interstate Highway 93 and Interstate Route 695 (Inner Belt). Other State agencies are expected to construct road and bridge systems connecting the project area with other points in the region.

State laws providing for reimbursement to families and business displaced by federally-aided highway program in the Commonwealth are in existence, and the Family and Business Relocation Staffs of the Authority will communicate and cooperate with state agencies undertaking such work, as may be permitted by applicable laws and regulations.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATED HOUSING REQUIREMENTS, FORM H-6122

CODE NO. R-223 (2)

HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES			PROJECT LOCALITY Boston, Massachusetts		
			PROJECT NAME Charlestown		
			PROJECT NUMBER R-55		
INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.			ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 48 mos.		DATE OF SUBMISSION

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED			
FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	5,980	5,945	35
b. Estimated number to be displaced from property to be acquired by LPA	525	525	0
c. Estimated number to be displaced from property to be acquired by other public bodies	-		
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-		

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	525	394	131	-		
b. Eligible for federally aided public housing	326	269	57	-		
c. Eligible for State or locally aided public housing	100 ⁽¹⁾	86	14	-		
d. Ineligible for public housing	199	125	74	-		

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-			-		
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED						
ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	-			-		
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE						
PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	525	385	140	-		
b. Private rental housing	258	208	50			
c. Private sales housing	136	106	30			
d. Federally aided public housing	121	61	60			
e. Other public housing	10	10	-	-		

(1) included in II, b. above.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-55

BINDER NO.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATED HOUSING REQUIREMENTS, FORM H-6122

CODE NO. R-223 (2)

PROJECT NAME		PROJECT NUMBER								
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)										
A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹								
		1	2	3	4	5	6	7	8	9 OR MORE
TOTAL	525	89	90	77	100	64	48	33	8	16
\$0 - \$49	10	7	2	1	-	-	-	-	-	-
\$50 - \$99	42	20	10	4	3	3	-	-	-	2
\$100 - \$149	58	20	17	11	4	2	3	1	-	-
\$150 - \$199	52	10	14	10	7	4	4	3	-	-
\$200 - \$249	53	6	13	11	18	5	-	-	-	-
\$250 - \$299	58	5	12	5	17	12	4	-	3	-
\$300 - \$349	79	6	11	13	11	19	13	6	-	-
\$350 - \$399	47	3	5	11	5	3	5	5	5	5
\$400 - \$449	73	12	6	7	18	6	13	6	-	5
\$450 - \$499	16	-	-	-	6	4	-	6	-	-
\$500 or more	37	-	-	4	11	6	6	6	-	4
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED										
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS								
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE				
TOTAL	525	102	172	151	65	35				
\$0 - \$49	10	8	2	-	-	-				
\$50 - \$99	42	16	20	4	-	2				
\$100 - \$149	58	20	25	11	-	2				
\$150 - \$199	52	12	21	12	6	1				
\$200 - \$249	53	9	23	18	3	-				
\$250 - \$299	58	8	20	21	7	2				
\$300 - \$349	79	9	21	32	14	3				
\$350 - \$399	47	6	12	11	9	9				
\$400 - \$449	73	14	15	21	14	9				
\$450 - \$499	16	-	3	7	5	1				
\$500 or more	37	-	10	14	7	6				

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-55

BINDER NO.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATED HOUSING REQUIREMENTS, FORM H-6122

CODE NO. R-223 (2)

PROJECT NAME		Charlestown		PROJECT NUMBER		R-55			
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	-								
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	-								
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

ESTIMATED HOUSING REQUIREMENTS, FORM H-6122

CODE NO. R-223 (2)

PROJECT NAME						PROJECT NUMBER									
Charlestown						R-55									
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING (1)															
a. Federally aided	38	197	175	47	369		23	263		9	61		4	11	
b. State or locally aided	3	44		5	168		1	121		1	19			5	
2. STANDARD PRIVATE RENTAL HOUSING (2)															
TOTAL	52	4,066	90	75	3,440	180	78	1,654	435	36	740	180	17	120	
MONTHLY RENTAL	Under \$40	5	300		307			127			53			7	
	\$40 - \$49	14	313		9	300		5	100		53			7	
	\$50 - \$59	14	373		7	367		1	127		67			13	
	\$60 - \$69	6	493		17	480		25	180		10	87		1	13
	\$70 - \$79	5	580		15	593		25	253		10	107		2	20
	\$80 - \$89	3	620	90	12	633		8	267		4	113		5	20
	\$90 and over	5	1,387		15	760	180	14	600	435	2	260	180	9	40
3. STANDARD SALES HOUSING															
TOTAL	9	168		45	684	40	49	920	135	19	405	25	14	214	
SALES PRICE	Under \$5,000		8		2	32		1	44		0	20		1	12
	\$5,000 - \$5,999		4		2	16		3	24		1	9		0	4
	\$6,000 - \$6,999		4		2	20		3	24		1	12		1	4
	\$7,000 - \$7,999	1	4		10	20		8	28		3	12		2	9
	\$8,000 - \$8,999	1	4		10	20		8	24		3	12		2	4
	\$9,000 - \$9,999	1	8		5	28		7	36		2	16		1	9
	\$10,000 - \$11,999	2	12		4	60	40	11	80		4	36		2	20
\$12,000 and over	4	124		10	488		8	660	135	5	288	25	5	152	

- (1) Public housing turnover for one year based on 1962 data.
Total: 1,887 for twelve-month period. Estimated 7,097 units in a four-year period.
- (2) 20 per cent of estimated turnover in city of Boston, four-year displacement period. New housing to be available--data is for Charlestown only

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. 44A R-55

BINDER NO.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ESTIMATED HOUSING REQUIREMENTS, FORM H-6122

CODE NO. R-223 (2)

[illegible]

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-55

BINDER NO.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

STATEMENT ACCOMPANYING FORM H-6122

CODE NO. R-223 (2)

Estimates of housing needs and resources are submitted on Form H-6122 and are supported in the following narrative statements.

- (1) The sources from which the data has been obtained for Form H-6122 and the narrative statement are:
- (a) for the number, size, income, tenure and eligibility for low-rent public housing:
 - i. sample survey of resident families in the Charlestown Urban Renewal Area conducted by the Survey Division of the Boston Redevelopment Authority in the summer of 1961.
 - ii. internal records of the Boston Housing Authority
 - iii. letter from the Boston Housing Authority, September 9, 1963 (Attachment 1) and excerpts from letter dated November 27, 1964 (Attachment 2).
 - (b) for proposed rehousing:
 - i. evaluation of data from field surveys as to income characteristics, bedroom requirements, preferences and ability to pay for housing.
 - ii. related analysis of past rehousing programs under Title I operations
 - (c) for the number, size, rent and price distribution of estimated housing resources:
 - i. internal records and letter from the Boston Housing Authority dated September 9, 1963
 - ii. U.S. Census of Housing: 1960 Volume I, States and Small Areas, Massachusetts Final Report H.C. (1) 23
 - iii. U.S. Census of Housing: 1960 Special Reports for Local Housing Authority Series H.C. (sl), No. 67, Boston, Massachusetts
 - iv. field surveys of private housing resources in the Charlestown Urban Renewal Area; analysis of classified ads in the Boston Sunday Globe Real Estate Section, edition of August 18, 1963
 - v. Appraiser's Weekly, January, 1962--June, 1963, Tabulation of turnover in sales housing by district in the City of Boston in one, two and three family housing and in structures of 4 or more units.

The proposed rehousing program is developed in the following order:

1. Rehousing in Low-Rent Public Housing
2. Rehousing in Private Rental Housing
3. Rehousing in Private Sales Housing

Block VI, Sections A and B of Form H-6122, Size by Income and Bedroom requirements by Income, indicates the general ability to pay for housing by size of unit needed for families and one-person householders to be displaced from clearance tracts within the renewal area.

Experience locally has indicated that one-person householders to be relocated, i.e., individuals living alone in apartments or owning their own homes, require and relocate into similar dwelling unit accommodations. The housing requirements of the 89 one-person householders to be relocated from Charles-town are planned as an integral part of this relocation program.

- A. There are four major groups within the relocation population. These are 1) elderly tenants; 2) nonelderly tenants; 3) elderly owners; 4) nonelderly owners. The rehousing of families and one-person householders are planned in relation to the needs and requirements of these four groups, which are summarized as follows:

1. Elderly Tenants
Bedrooms Needed

<u>Present Rent</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>
Under \$40	6	2	-	-	-	8
40-59	31	4	1	-	-	36
60-79	8	18	4	-	-	30
80-99	3	7	1	1	-	12
100 & Over	-	-	-	-	-	-
Unknown	-	2	-	-	-	2
<hr/>						
TOTAL	48	33	6	1	0	88

2. Elderly Owners
Bedrooms Needed

<u>Monthly Income</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>
0-\$99	1	3	3	-	-	7
100-199	2	4	2	1	-	9
200-299	-	2	-	-	-	2
300-399	-	-	2	-	-	2
400-499	-	-	4	-	-	4
500 & Over	-	-	-	-	-	-
Unknown	6	1	2	1	-	10
<hr/>						
TOTAL	9	10	13	2	0	34

3. Nonelderly Tenants
Bedrooms Needed

Present Rent	1	2	3	4	5	Total
Under \$40	4	1	-	-	-	5
40-59	16	27	10	6	-	59
60-79	8	32	58	27	6	131
80-99	7	26	18	10	12	73
100 & Over	4	4	8	8	7	31
Unknown	-	3	3	1	-	7
TOTAL	39	93	97	52	25	306

4. Nonelderly Owners
Bedrooms Needed

Monthly Income	1	2	3	4	5	Total
0-\$99	-	2	-	-	3	5
100-199	1	3	6	-	1	11
200-299	1	8	3	1	1	14
300-399	1	10	10	2	1	24
400-499	-	3	8	3	4	18
500 & Over	2	2	3	2	-	9
Unknown	1	8	5	2	-	16
TOTAL	6	36	35	10	10	97

B. A further analysis of housing requirements of these four major population groups has been completed, taking into account source of income, equity in property for owner occupants, eligibility requirements, including age, for public housing and present tenancy status. These criteria, for approximately 370 survey records, reflect the following dwelling unit requirements and financial capacity for either gross monthly rent or actual carrying charges on newly-purchased homes.

1. Elderly and Nonelderly Tenants
Number of Bedrooms Needed

Present Gross Monthly Rent	<u>1</u> Source of Income				<u>2</u> Source of Income				<u>3</u> Source of Income				<u>4</u> Source of Income				<u>5</u> Source of Income			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Under \$40	3	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	1	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
\$40-59	13	-	4	-	3	2	10	1	1	2	3	-	-	-	3	-	-	-	-	-
	10	-	7	1	-	-	3	2	-	-	2	-	-	1	-	-	-	-	-	-
\$60-79	4	-	8	-	9	6	14	-	5	7	23	-	2	1	10	1	1	-	2	-
	-	-	1	1	1	-	2	1	-	-	10	1	1	-	4	-	-	-	-	-
\$80-99	1	-	1	1	6	2	7	3	2	-	8	-	-	-	6	-	-	1	5	-
	-	1	5	-	-	1	4	1	-	-	3	-	1	-	1	-	-	-	1	-
\$100 & Over	-	-	2	-	-	2	-	-	2	2	-	-	-	-	4	-	1	-	2	-
	-	-	1	-	-	1	-	-	-	2	-	-	-	-	1	1	-	-	1	1
TOTALS	31	2	32	3	20	11	43	9	8	11	53	1	5	1	29	2	2	1	11	1
Unknown	-	-	1	-	1	-	2	-	-	-	2	-	-	-	1	-	-	-	-	-
GRAND TOTAL	31	3	32	3	21	11	45	9	8	11	55	1	5	1	30	2	2	1	11	1

Source of Income: 1 - 69 2 86 3 75 4 38 5 15 Total
Sample 283

NOTE: Numbers above dashed line indicate households tentatively eligible for public housing on basis of income and age; below line are ineligible for public housing.

Source of Income: 1 - savings, social security, pension; 2 - welfare, unemployed; 3 - wages, salary; 4 - not reported.

2. Elderly and Nonelderly Owners
Number of Bedrooms Needed

Gross Monthly Income	<u>1</u> Equity				<u>2</u> Equity				<u>3</u> Equity				<u>4</u> Equity				<u>5</u> Equity		
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
\$100-199	-	1	1	2	-	2	3	1	-	-	3	2	-	-	1	-	-	-	2
\$200-299	-	-	-	1	-	-	3	2	-	-	-	2	-	-	1	-	-	-	-
\$300-399	-	-	-	1	-	-	4	2	-	-	3	4	-	-	1	1	-	-	1
\$400-499	-	-	1	1	-	-	-	1	1	-	1	1	2	2	-	-	-	-	1
\$500 & Over	-	1	4	1	-	-	2	4	-	2	2	-	1	1	-	-	-	-	1
Unknown	-	1	4	1	-	-	2	4	-	2	2	-	1	1	-	-	-	-	1
TOTALS	-	1	7	7	-	14	14	12	-	2	11	14	-	3	3	3	-	-	5

Equity in Property: 1 0 2 7 3 40 4 41 Total Sample 88

NOTE: Estimated Equity in Property: 1 - up to \$1,000
2 - \$1,000-\$2,999
3 - \$3,000 & more
4 - not reported

From these computations, including the percentage of aged owner occupants who are expected to prefer either public housing or privately improved tenancy,, the following conclusions as to selection of new add improved homes have been determined.

- (1) It is estimated that one hundred thirty-one (131) families and aged individuals by reason of limited income, age and other factors of eligibility will be relocated into public housing.
- (2) It is estimated that one hundred thirty-six (136) families and aged homeowners have either been long-term owners with substantial equity in their own property or have the financial resources to express a preference for purchase or to be persuaded to purchase homes as an improvement over present domiciles.
- (3) Two hundred fifty-eight (258) families and aged are expected to choose to continue to rent in either existing or newly-created private rental housing.

A family survey during the planning stages of the Charlestown neighborhood renewal project supported by repeated statements at neighborhood meetings indicated almost universal preference of the 525 families for remaining in the Charlestown neighborhood of Boston. The effort of the Family Relocation Program will be directed to this desire of the family residents, which is determined to be feasible in the light of planned new construction of 221(d)(3) housing, analysis of turnover in sales of existing dwellings over an 18-month period, proposed small clusters of newly-constructed public housing for the elderly, and the turnover in tenant vacancies in standard dwellings reflected by two street surveys in December 1962 and August 1963 and telephone canvassing of the Charlestown vacancies.

SUMMARY OF HOUSING RESOURCES AND REQUIREMENTS

Housing Resources. The primary demand of Charlestown families and one-person households is indicated as being for housing opportunities in Charlestown:

Private Housing in Charlestown, Rental and Sales. In August, 1963 the BRA conducted a 5-day field survey in Charlestown. In this survey, 30 potential rental vacancies were located, 22 were inspected and 15 of the 22 were determined to be standard. Size and cost of these units were as follows:

<u>Rental Apartments</u>						
<u>Number of Bedrooms</u>						
<u>Gross Rent</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>
Under \$60						0
\$60 - 69	1					1
\$70 - 79			1			1
\$80 - 89	2	1				3
\$90 - 99		1				1
\$100 & Over		3	4			7
No Info. on Rent		1	1			2
TOTALS	3	6	6			15

Fifteen out of 22 (68%) of the units inspected were standard. In addition, if the same rate of standardness prevailed with the 8 units not inspected, an additional 5 standard units would be included in the survey.

This survey would not of course indicate the total number of units turning over in Charlestown. In 5 days of survey work, 22 units were found and inspected. Over a longer period of time, many more vacancies would occur.

Sales Housing. The most current and accurate source of information on turnover in sales housing in Charlestown is the Appraiser's Weekly, a mortgage transaction recording service subscribed to by the BRA. In the last 18 months, through June 30, 1963, the following is a summary of sales housing transactions in Charlestown:

<u>Number of Units in Structure</u>					
<u>Sales Price</u>	<u>1-Family Unit</u>	<u>2-Family Units</u>	<u>3-Family Units</u>	<u>4 or More Units</u>	<u>Total</u>
Under \$6,000	8	16	8	2	34
\$6,000 - 7,999	9	10	5		24
\$8,000 - 9,999	3	6	3	1	13
\$10,000 - 11,999			1	1	2
\$12,000 - 12,999	1				1
\$13,000 - 13,999		1			1
\$16,000 & Over	2			2	4
TOTALS:	23	33	17	6	79

These facts indicate an adequate volume of monthly and annual sales turnover for displaced families during the four-year period.

Public Housing. In Charlestown, there is one existing public housing development (federally-aided low-rent housing) of 1149 units. In 1962, there was a turnover of 114 units as follows:

<u>1 Bedroom</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>4 Bedrooms</u>	<u>Total</u>
42	40	23	9	114

This provides a standard, low-rent housing resource in the neighborhood for low-income families.

Housing Resource, New Construction.

New construction is proposed in Charlestown concurrently with relocation in stages of development. This includes:

950 rental units of Section 221 (d) (3) at estimated rents of \$85-\$90 for two-bedroom (heated) to \$105-\$110 for four-bedroom (heated).

175-200 public housing units for the elderly in three clusters scattered throughout the Project Area, primarily one-bedroom.

Up to 200 sales structures at estimated prices of \$11,000-\$20,000, containing one or two to five bedroom units.

Housing Requirements.

There are 525 households, including families and one-person households, to be relocated. 131 are owners, 25% of the relocation workload. 34 or 26% of the owners are elderly. In terms of monthly income, 71 or 54% of all owners are estimated to earn \$300 per month or more.

There are 394 tenants, 75% of the workload. 88 or 22% of the tenants are elderly. In terms of ability to pay for shelter, at present 284 or 72% pay \$60 or more per month, gross rent.

The size of dwelling units needed for the 525 households includes 102 one-bedroom, 172 two-bedroom, 151 three-bedroom, 65 four-bedroom, and 35 five-bedroom. 52% of the demand is for one and two-bedroom units; a total of 81% of the demand can be met in one to three-bedroom units.

Preference as to type of housing was expressed by almost every household. 66% preferred rental housing, predominantly private rental, and 33% indicated a preference to purchase housing.

Locational preferences were expressed by 94% of the households, with 87% preferring to remain in Charlestown.

Rehousing Program.

The rehousing program is based on a policy of providing opportunities for rehousing in Charlestown of any family or one-person household that prefers to remain in the Project Area.

It is proposed that of the 525 families and one-person households, 258 will be rehoused in private rentals, 136 in private sales and 131 in public housing, including new units for the elderly. While sufficient housing resources will be available to accommodate families and individual householders, it is proposed that about 25% or more may wish to occupy newly-constructed units in Charlestown. The four-year staging schedule, plus new construction, sales turnover, tenancy turnover, and units to be come available as a result of the residential rehabilitation program, provides optimum opportunity for meeting relocation preferences within the means of Charlestown's residents to be displaced.

D. Staging Plan for Charlestown

<u>Year</u>	<u>Stage</u>	<u>Families & One-Person Households to be Displaced</u>	<u>Proposed New Housing, Charlestown</u> <u>Private</u> <u>Rental</u>	<u>Private Sales Structures</u>	<u>Housing for Elderly</u>
1965 - 1966	I	55	--	20	--
1966 - 1967	II	125	150	50	86
1967 - 1968	III	125	200	50	25
1968 - 1969	IV	220	300	70	90
1969 - 1970	V	---	300	30	--
		525	950	200	200

The above chart on staging plan reflects a relocation program extending over four years, an average annual workload of 130 families with a high of 220 residential units and a minimum of 55 residential units. This time spread, when related to the availability of a variety of standard housing opportunities detailed above, demonstrates the feasibility of orderly, dignified family relocation in the Charlestown neighborhood.

(2) Assumptions and Conclusions as to Housing Resources and Requirements.

The assumption has been made that the housing needs of the 89 single-person households estimated to be displaced should be considered along with the analysis of family housing needs. It is assumed that single persons and couples, particularly the elderly, have similar rehousing needs, these being to a large extent one and two-bedroom apartments.

Analysis of housing requirements and resources as presented on Form H-6122 and in this narrative statement has led to the conclusion that available public and private housing resources in Charlestown and the City of Boston are adequate to meet the housing needs of families and single persons to be displaced from the clearance sections of the Project Area.

(3) Basis of Establishment of Cost-Income Ratios for Housing.

Additional information on the financial capabilities of families and single persons to be displaced will be obtained when further and more detailed interviews are carried out with each site occupant during implementation of the relocation program.

In evaluating the ability of a family to pay rent or to purchase housing, many factors have to be considered. Analysis of local relocation moves has indicated that cost-income ratios of site occupants prior to relocation ranges from less than 20 per cent to 50 per cent or more.

As a general standard, families and individuals will be considered to be able to pay up to 25 per cent of their net income for gross rent. This would apply for rentals or for monthly payments on sales housing. In the application of these standards, appropriate allowances will be made for family size, composition, earning capacity, special requirements, current financial obligations and housing preferences.

(4) Nature and Volume of Competing Displacement.

Estimates of displacement other than for urban renewal program actions can be summarized as follows:

- (a) Displacement from other highway construction that might occur in the future includes the proposed Inner Belt Highway and the proposed Southwest Expressway.

Alignment has now been established for the Inner Belt highway, and work is expected to begin in late 1966 or early 1967. No family or business relocation will occur from within the Project Area as a result of this highway but it will affect neighboring communities, and a small part of Charlestown not within the Project Area. Sufficient new moderate-rental units to be developed in the Project Area should exist to meet the needs of Charlestown families displaced.

- (b) Displacement caused by other public improvement action is not expected to be significant.

An estimate of competing demands for available housing as a result of other Title I activities for the projected displacement period has been made. The displacement period for the Charlestown Urban Renewal Project Area is estimated to be 48 months, beginning in late 1965 or early 1966. Available information indicates that the amount of concurrent Title I displacement during this period is as follows:

1. An analysis of the Workable Program for Community Improvement for 1964 updated for current conditions indicates that displacement from Charlestown will be partially concurrent with and will follow the Washington Park and North Harvard Projects. From North Harvard, 60 families are to be affected. Adjacent areas will serve these.

Considering the rate of family relocation exhibited for the Washington Park Project, substantially all such families will have been relocated prior to the relocation of Charlestown families.

The relocation pattern already established for Washington Park relates primarily to housing areas in the southern half of the City of Boston, and contiguous cities and towns to the west and south. The anticipated dominant preference of Charlestown residents for housing in Charlestown would appear to result in a minimal amount of competition for housing between displacees from these two renewal areas. Experience to date in orderly relocation of families indicates an adequate inventory of future public housing, private rental opportunities, and sales housing in the City of Boston.

(5) Special Problems of Families and Single Person Households.

All families who present special problems, social disorganization, medical handicaps or low income problems will receive individual counsel and guidance. Trained personnel will utilize the resources and skills of community agencies to assist each family to transfer to a new home.

(6) Estimates of Project Displacement of Site Occupants, Other Than Families

There are 89 one-person households estimated to be displaced from clearance sections in the Project Area. The rehousing needs of these single person households have been discussed as part of the total rehousing program.

Surveys to date have indicated that there are very few roomers or lodgers in clearance sections of the Project Area.

(7) Financing for Purchase of Homes

Conventional mortgage financing will be used as the major type of financing. Section 221 of the National Housing Act will also be used to help in obtaining mortgage financing for families and single persons. Local lending institutions have demonstrated willingness to consider families with FHA insurance.

(8) Analysis of Housing Resources and Requirements and the Proposed Rehousing Program

A more detailed analysis of housing requirements and resources and the proposed rehousing of displaced families is documented in this section, which amplifies and describes the basis for the Summary in Section (1) of this Narrative Statement.

1. Rehousing in Low-Rent Public Housing

The proposed relocation of families and one-person households in public housing is based on: (1) normal turnover in Federally-aided low-rent public housing and housing for elderly in Charlestown and other parts of Boston; (2) turnover in state-aided veteran' housing and housing for elderly; and (3) housing developments planned as part of the Charlestown renewal program.

(a) Housing for Elderly

There are an estimated 88 elderly tenants in the relocation workload. Ninety-two (92) percent need 1 or 2 bedroom units. Seventy-five (75) per cent are estimated to be eligible for public housing on the basis of income and age. The source of income for 85 per cent is savings, social security and pensions; an additional 10 per cent are on wages and salary. Ninety (90) percent expressed a preference for rental housing, predominantly private housing.

(c) SUMMARY OF PUBLIC HOUSING

(i) NEEDS

The need for public housing for Charlestown elderly families to be relocated is summarized as follows:

	<u>Number of Bedrooms</u>					Total
	1	2	3	4	5	
Elderly Tenants	29	23	5	-	-	57
Elderly Owners	3	6	5	1	-	15
TOTAL	32	29	10	1	-	72

The need for public housing for Charlestown non-elderly low-income families to be relocated is summarized as follows:

	<u>Number of Bedrooms</u>					Total
	1	2	3	4	5	
Non-elderly Tenants	8	23	12	9	1	53
Non-elderly Owners	1	-	2	-	3	6
TOTAL	9	23	14	9	4	59

Elderly families and one-person households in relocating to public housing may be housed either in developments for the elderly or in smaller units in the regular (Federal) or veteran's (State) housing programs. The combined elderly - non-elderly public housing demand is estimated to be as follows:

	<u>Number of Bedrooms</u>					Total
	1	2	3	4	5	
Combined Public Housing Need	41	52	24	10	4	131

The units on the market during the 48 month (4-year) displacement period are estimated from current data on turnover in public housing, plus estimates of new construction by the Housing Authority.

(ii) RESOURCES

Units on Market in Boston Public Housing

	<u>Number of Bedrooms</u>					Total
	1	2	3	4	5	
Charlestown (1)	42	40	23	9	-	114
Charlestown (2)	200					200
Other Boston Public Housing (3) (one year)	320	765	553	111	24	1773

- (1) in the existing Charlestown development of 1149 dwelling units, 114 units were vacated in 1962. At this rate, approximately 10 per cent, a total of approximately 456 units would be vacated in 4 years.
- (2) the development plan proposes 200 one- or two-bedroom units for the elderly.
- (3) includes turnover in federal and state programs, other than the Charlestown development, based on 1962 experience. For a four-year period, approximately 7092 units would be vacated at current rates.

The combined estimated need for public housing, 131 units, would be spread over the four-year displacement period, averaging 32-33 units per year. With the exception of 5-bedroom units, the Charlestown housing development is, in and of itself, adequate to meet the needs of those needing public housing.

In addition, the Housing Authority has in recent years been constructing housing for the elderly. A 400 unit Federal authorization has been used up, and 160 units for the elderly under the state program were completed in 1963 and 1964. Ten development programs for this same type of housing have been approved totalling 780 units. Of these, one of 82 units is about to open. A request for an additional 1000 units has been approved by the Boston City Council and is pending Federal approval.

In 1963, the Boston Redevelopment Authority and the Boston Housing Authority initiated a program of rehabilitation of existing structures for public housing in the Washington Park and South End Renewal Areas. Consideration will be given to this program in Charlestown.

(iii) PROPOSED REHOUSING

Block V of Form H-6122 proposes the rehousing of 131 families and one-person households in Federally-aided or other public housing. It is anticipated that less than 10 per cent of these relocatees will go into state-aided housing, in line with local experience to date. Up to 200 units of housing for the elderly are proposed in the Charlestown renewal plan, Stages Land IV. Relocation in the succeeding phase of the program would indicate that not all of this housing would be required for Charlestown relocatees, as in the total workload approximately 23 per cent are elderly.

2. Rehousing in Private Rental Housing

The proposed rehousing of displaced families and single person households in private rental housing is based on turnover in such housing in Charlestown and other parts of Boston during the displacement period.

The housing requirements for private rental housing are summarized below. Characteristics of the four groups in the population as to bedroom needs, ability to pay for housing, source of income, age of head of household and present tenancy have been documented in the section on Rehousing in Low Rent Public Housing.

- (a) Thirty-one elderly tenants are proposed to be rehoused in private rental housing. Unit size needs and ability to pay are reflected in the following chart.

Present Gross Rent	Number of Bedrooms Needed					Total
	1	2	3	4	5	
Under \$40	1	-	-	-	-	1
\$40-59	16	-	-	-	-	16
\$60-79	1	4	-	-	-	5
\$80-99	1	6	1	1	-	9
\$100 & Over	-	-	-	-	-	-
TOTALS	19	10	1	1	0	31

The majority of these tenants proposed for private rental housing are ineligible for public housing because of excess income. Present gross rent for many in this group is lower than is possible with a rent income ratio of 20-23 per cent.

- (b) 204 non-elderly tenants are proposed to be rehoused in private rental housing. Unit size needs and ability to pay are reflected in the following chart.

Present Gross Rent	1	2	Number of Bedrooms Needed			Total
			3	4	5	
Under \$40	4	-	-	-	-	4
\$40-59	12	9	3	1	-	25
\$60-79	6	24	48	20	3	101
\$80-99	1	20	13	8	10	52
\$100 & Over	3	3	6	6	4	
TOTALS	26	56	70	35	17	204

Analysis indicated that some of the tenants in the lower rent-paying categories were ineligible for public housing because of excess income.

- (c) 14 elderly owners are proposed to be rehoused in private rental housing.

Gross Monthly Income	1	2	Number of Bedrooms Needed			Total
			3	4	5	
Under \$200	1	1	-	-	-	2
\$200-299	2	3	2	-	-	7
\$300-399	3	-	2	-	-	5
TOTALS	6	4	4			14

- (d) 9 non-elderly owners are proposed to be rehoused in private rental housing.

Gross Monthly Income	1	2	Number of Bedrooms Needed			Total
			3	4	5	
Under \$200	-	2	2	-	-	4
\$200-299	1	3	1	-	-	5
TOTALS	1	5	3			9

(e) SUMMARY OF PRIVATE RENTAL HOUSING

(1) NEEDS

Combined Unit Size and Gross Monthly Rentals for Families and One-Person Households.

The combined private rental housing needs of the four groups noted above are as follows:

Gross Monthly Rental	1	2	Number of Bedrooms Needed			Total
			3	4	5	
Under \$40	5	-	-	-	-	5
\$40-49	14	9	5	-	-	28
\$50-59	14	7	1	-	-	22
\$60-69	6	17	25	10	1	59
\$70-79	5	15	25	10	2	57
\$80-89	3	12	8	4	5	32
\$90 & Over	5	15	14	12	9	55
TOTALS	52	75	78	36	17	258

- (1) where present gross rent was less than 20-23 per cent of income, rent-paying ability based

on the lesser amount, although it may be possible for the household to pay more for shelter upon relocation.

In a 4-year displacement period, this would mean a need for an average of 65 rental vacancies per year, or approximately 6 per month for Charlestown families to be relocated.

(ii) RESOURCES

Charlestown.

Two separate one-week surveys conducted in December, 1962, and August, 1963, reflected 14 and 15 standard rental vacancies in Charlestown. It is reasonable, in view of the differing factors relating to tenancy vacancies in the winter month of December and the August summer period, to expect that over a four-year plan of displacement each of the 48 months would reflect an adequate supply of standard tenancy vacancies.

New Construction.

A total of 950 or more Section 221 (d) (3) private rental housing units and 200 Section 220 sales housing structures are proposed to be built in the Project Area. The rentals will be in one to four bedrooms; the sales units in two to five bedrooms; with three bedroom units predominating in both types.

(1) The Charlestown Project Staff and other staff of the Authority is responsible for promoting this new housing construction. Staff for this purpose consists of the Project Director, Assistant Project Director, the Assistant Planning Administrator, and staff architects, lawyers and a specialist in FHA-financing.

(2) Although housing resources in the existing housing inventory are estimated to be adequate to meet relocation needs new housing is proposed as an integral part of the urban renewal program for the Project Area. Based on ability to pay for housing, it is estimated that as many as 80 families and single persons could use the housing provided through new construction during the displacement period. This new housing is proposed to include two-bedroom units renting at \$85 - \$90 per month. Three bedroom units at \$95 per month, four-bedroom units at \$105 per month, and five-bedroom units at \$115 - \$120 per month under present cost estimates. The 200 sales units are estimated to be priced from \$11 - \$20,000 in one to two unit structures of 2 to 5 bedroom units each. This housing will be available to families and single persons required to move according to housing needs without regard to race, creed, color, or national origin.

It is possible that some of those expressing a first preference for sales housing and proposed to be rehoused in it will desire the new rental accommodations instead of sales housing. In that case, additional families and single persons can be accommodated in the new construction, having the ability to pay the estimated rents.

(3) In the past two years the Authority has publicized the Section 221(d)(3) Housing Program, and Active interest has been stimulated in the building community.

(4) An estimated 150 units of 221(d)(3) private rental housing will be available for occupancy in the second stage (1966-1967).

(5) In accordance with regulations of the Housing and Home Finance Agency (HHFA) and/or laws of the Commonwealth of Massachusetts, site displacees have priority for occupancy of housing constructed in renewal areas without regard to race, color, creed or national origin. Developers or builders constructing new housing in the Project Area will be required to conform to all appropriate laws and regulations in this respect.

Further information of the availability and characteristics of rental vacancies in Charlestown is found in the following tabulation from field surveys in the Project Area during the 1960 U. S. Census of Housing. This tabulation represents a vacancy pattern but should not be construed as the total of available vacancies. The turnover in rental apartments over a period of years would considerably exceed this amount.

Monthly Rent	1	Number of Bedrooms				Total
		2	3	4	5	
Under \$40	4	1	-	-	-	5
\$40-49	7	5	1	-	-	13
\$50-59	7	6	1	1	-	15
\$60-69	5	9	6	2	-	22
\$70-79	4	8	6	3	1	22
\$80-89	4	8	5	1	1	19
\$90 & Over	1	4	2	3	2	12
TOTAL	32	41	21	10	4	108

Housing in Other Sections of Boston.

A telephone survey of classified advertisements in the Real Estate Section of the Boston Sunday Globe, August 18, 1963 provided the following information on rental vacancies advertised in the City of Boston on that date.

Total: 109 rental vacancies advertised

Unit Size and Gross Rent:

(1) Gross Rent	1	Number of Bedrooms				Total
		2	3	4	5	
\$100 & Over	8	23	19	1	-	51
\$90-99	4	22	6	1	-	33
\$70-89	5	14	1	-	-	20
Under \$70	4	1	-	-	-	5
TOTAL	21	60	26	2	-	109

(1) includes estimated cost of heat and utilities in all cases.

This summary of rental ads indicates characteristics of some of the turnover in rental housing in the City of Boston only. This would be only a portion of the total of available vacancies in the City, and does not include vacancies outside the corporate limits of Boston.

Estimates of rental vacancies for the City based on an analysis of data from the U. S. Census of Housing, Boston, 1960 are developed in Section (9) of this Narrative Statement. That analysis forms the basis for the estimated availability of housing vacancies in rental housing shown in Block VII, 2, Form H-6122.

(iii) PROPOSED REHOUSING

Block V of Form H-6122 proposes the rehousing of 258 families and one-person households in private rental housing. The renewal plan proposes a total of 950 rental units to be constructed in Charlestown. These will be 1 to 4 bedroom units estimated to rent from \$85 for two bedrooms to \$115 for four bedrooms, including heat.

Analysis of the staging of relocation as against construction of new housing leads to the estimate that approximately 50 of the new rental units could be used by relocatees. About 50 per cent of the relocatees are proposed to be rehoused in rental housing and some of these have rent-paying ability in line with the proposed rents. New construction in any stage is proposed to be ready for occupancy by the next stage. The estimate of 50 reflects these factors.

3. Rehousing in Private Sales Housing

The proposed rehousing in private sales housing is based on turnover in such housing in Charlestown and other parts of Boston during the displacement period.

Housing requirements for private sales housing are summarized below.

- (a) Five elderly owners are proposed to be rehoused in sales housing. Their requirements are as follows:

Gross Monthly Income	1	Number of Bedrooms				Total
		2	3	4	5	
\$400 & Over	-	-	4	1	-	5

- (b) 82 non-elderly owners are proposed to be rehoused in sales housing. Their requirements are as follows:

Gross Monthly Income	1	Number of Bedrooms				Total
		2	3	4	5	
\$200-299	-	5	3	1	2	11
\$300-399	1	13	11	3	3	31
\$400-499	1	3	10	4	2	20
\$500 & Over	2	10	6	2	-	20
TOTAL	4	31	30	10	7	82

- (c) 49 non-elderly tenants are proposed to be rehoused in private sales housing. Their requirements are as follows:

Present Gross Rent	1	Number of Bedrooms				Total
		2	3	4	5	
\$60-79	-	4	9	4	1	18
\$80-99	3	9	3	1	2	18
\$100 & Over	2	1	3	3	4	13
TOTAL	5	14	15	8	7	49

(d) SUMMARY OF PRIVATE SALES HOUSING

(i) NEEDS

Combined Unit Size and Estimated Prices Required for Rehousing in Sales Housing (a, b, & c, above)

Sales Price	Number of Bedrooms					Total
	1	2	3	4	5	
Under \$5000	-	2	1	-	1	4
\$5-5,999	-	2	3	1	-	6
\$6-6,999	-	2	3	1	1	7
\$7-7,999	1	10	8	3	2	24
\$8-8,999	1	10	8	3	2	24
\$9-9,999	1	5	7	2	1	16
\$10-11,999	2	4	11	4	2	23
\$12,000 & Over	4	10	8	5	5	32
TOTALS	9	45	49	19	14	136

In a four-year displacement period, this would mean a need for about 35 sales units per year, or approximately 3 per month for Charlestown families to be relocated.

(ii) RESOURCES

Charlestown.

Turnover in sales housing in Charlestown from Appraiser's Weekly Records was tabulated in the Summary, Section (1), page 6 of 25. In 18 months, there were 79 sales transactions in single and multi-unit structures in Charlestown.

New Construction.

Proposed construction of sales housing has been described in (2), Rehousing in Private Rental Housing, (e), Summary of Private Rental Housing, (ii) Resources.

Housing In Other Sections of Boston.

A telephone survey of classified advertisements in the Real Estate Section of the Boston Sunday Globe, August 18, 1963 provided the following data on current sales listings advertised in the City on that date.

Total: 114 sales listings

Unit Size and Sales Price:

	<u>Units in Structure</u>				<u>Number of Bedrooms</u>						(2)
	4 or										
(1) <u>Sales Price</u>	<u>1-Fam.</u>	<u>2-Fam.</u>	<u>3-Fam.</u>	<u>More</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>Total</u>	
Under \$8000	1	-	-	-	-	1	-	-	-	1	
\$8-11,999	5	1	3	-	1	2	3	3	-	9	
\$12-15,999	14	9	3	-	-	14	3	9	-	26	
\$16,000 & Over	44	18	13	3	2	25	33	13	5	78	
TOTALS	64	28	19	3	3	42	39	25	5	114	

(1) asking price of owner or agent listing the property.

(2) for listings of two or more units, the number of bedrooms is tabulated on the basis of size of first floor unit.

This summary of sales housing listings indicates characteristics of some of the turnover in sales housing in the City of Boston only. Listings outside the corporate limits of the City are not included.

Estimates of sales vacancies for the City, based on an analysis of Appraiser's Weekly listings for a 12-month period, are developed in Section (9) of this Narrative Statement. They form the basis for the estimated availability of sales housing shown in Block VII, 3, Form H-6122.

Block V of Form H-6122 proposes the rehousing of 136 families in private sales housing. The renewal plan calls for construction of 200 sales structures in one or two units of 2 to 5 bedrooms each, from \$11-20,000 in price.

Analysis of the staging of relocation as against construction of new sales housing leads to the estimate that approximately 30 of these units may be used by relocatees. New construction in any stage is expected to be available for the next Stage of relocation. The estimate of 30 reflects these factors.

(9) Rehousing in Standard Private Rental Housing

The proposed rehousing of displaced families and single persons in standard private rental housing is based on the vacancies expected to be available from turnover in the City of Boston during the displacement period.

1. Rental Housing Resources in the City of Boston

Block VII A-D indicates the availability of rental housing in turnover in the City inventory for the displacement period. Estimates for standard private rental housing in the City of Boston have been developed from the sources identified on page 1 of the statement. The method for determining the availability of standard private rental housing in Boston is as follows:

As of April 1, 1960, the U. S. Census of Housing listed 5,778 vacant units with all plumbing facilities which were available for rent. These units are considered to be standard. Also included are units which are actually offered for sale or rent at the same time.

2. Gross Monthly Rent

(a) Comparison of Rental Prices for Standard Occupied and Standard Vacant Dwelling Units

The census lists all occupied rental units by rent category, such as \$40-49, \$50-59. It was assumed that the pattern of rents for the standard occupied units would be appropriate for the 5,778 vacant standard dwelling units. For example, since 7.3% of the standard occupied units were in the under \$40 per month gross rent category, then 7.3% of 5,778 vacant units would also be priced under \$40 per month.

(b) Determination of Rental Price for \$80-89 and \$90 and Over Rental Intervals.

The rent category of \$80-99 per month as listed in the census was subdivided in order to get the \$80-89 interval as required on Form H-6122. For all occupied rental units, 53.5% of the units in the \$80-99 category were placed in the \$80-89 category.

<u>Gross Monthly Rent</u>	<u>Per Cent</u>	<u>Number</u>
Under \$40	7.3	422
\$40-49	7.9	457
\$50-59	9.4	543
\$60-69	12.2	705
\$70-79	14.2	820
\$80-89	15.1	873
\$90 & Over	33.9	1,958
Total	100.0	5,778

3. Size of Unit

The distribution of standard vacant rental units according to number of bedrooms was calculated in a manner similar to that described above for rents. The census lists all renter-occupied units by number of rooms and bedrooms.

4. Relationship Between Rent and Unit Size

Since the census lists rents and unit size separately, no published information is available on the distribution of unit size within particular rent categories. Therefore it was assumed that within each rent category the distribution of unit sizes was the same as the overall distribution of unit sizes. From the information available on rents and unit size, 129 units of public housing available on April 1, 1960 (12 one-bedroom, 50 two-bedroom, 59 three-bedroom, 6 four-bedroom, and 2 five-bedroom units), were subtracted from the 5,778 units and the following chart was prepared.

Total Number of Vacant Standard Private Rental Units by Gross Monthly Rent and Size of Unit

<u>Gross Monthly Rent</u>	<u>Number of Bedrooms</u>					<u>Total</u>
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	
Under \$40	158	162	68	29	5	422
\$40-49	166	160	54	30	4	414
\$50-59	197	192	68	36	7	500
\$60-69	258	254	96	47	7	662
\$70-79	305	315	133	57	10	820
\$80-89	325	334	141	61	11	872
\$90 & Over	729	752	317	138	23	1,959
Total	2,138	2,169	877	398	67	5,649

5. Correction for Turnover

Some data on turnover of private rental housing units in the City is available from U. S. Census reports. During 1958-59, 33,800 units (rental and sales) were vacated and then re-occupied in Boston. In 1958-59, 27,806 rental units were vacated and then re-occupied, or approximately 13,903 rental units per year. This represents a turnover of approximately 2.47 times the total number of vacant standard private rental units tabulated in paragraph 4 above. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 and a seven-month tabulation of gas shut-offs by a major utility company indicate that there is a much greater turnover than that cited for 1958-59. This turnover of housing would continue each year during the total displacement period (estimated at four years)

However, it is not feasible to assume that it is possible to capture for relocation purposes one hundred percent of this turnover of private rental housing in Boston. Using an estimated 20 percent capture rate, and based on the unit size and cost distribution

tabulated in paragraph 4, above, an estimate of standard private rental vacancies potentially available for rehousing families and single persons to be displaced has been developed. These potential housing resources are listed in Form H-6122, Block VII, A., 2., and B., 2., Standard Private Rental Housing, with the housing needs of 258 households proposed to be rehoused in rental housing. The analysis and comparison indicates the availability of an adequate volume of private rental units for rehousing families and one-person households in rental housing in Boston.

6. Turnover in Rental Housing, by District, City of Boston

Recently, information was compiled on utility shut-offs in Boston. These represent apartments vacated in various housing areas of the City. For the most recent seven-month period, this turnover was as follows:

Breakdown* of Shut-Off's for January through July 1964

Dorchester	3,872
Brighton-Allston	2,229
Roxbury	2,887
West Roxbury	157
East Boston	794
Charlestown	332
Boston	3,408
Jamaica Plain	1,015
Roslindale	445
Mattapan	208
South Boston	828
Total	16,172

* Hyde Park not included.

(10) Rehousing in Standard Private Sales Housing

The proposed rehousing of displaced families and single persons in standard private sales housing is based on vacancies expected to be available during the displacement period.

1. Sales Housing Resources in the City of Boston

Estimates of standard private sales housing in the City of Boston have been developed from the sources identified on pages 1 and 2 of this statement.

As of April 1, 1960, the U. S. Census of Housing listed 485 vacant units having all plumbing facilities which were available for sale. Although this number seems small, it must be remembered that most houses which are for sale are not vacant. These units are considered standard. In addition a house classified as a vacant unit available for sale must be for sale only. Vacant units in a multifamily structure which is for sale are not counted unless the unit is for the new owner and not also for rent.

2. Determination of Price of Sales Housing

To estimate price for the 485 standard vacant units, value data for all owner-occupied units was used. The value data is gathered only for one-family units with no business, and represents the respondent's estimate of how much the property would sell for in today's market.

3. Determination of Unit Sizes

The size of sales dwelling units is predicated primarily from U. S. Census reports on occupied units and converted so as to similarly apply to vacant sales units.

4. Standard Vacant Sales Units by Price and Size

In the absence of information on the relationship between price and size of unit in Boston, it was assumed that within each size category the distribution of sales prices was the same as the overall distribution of sales prices.

Sales Price	1	Number of Bedrooms					Total	Percent of Total
		2	3	4	5			
Under \$5,000	2	8	12	4	4	30	6.2	
\$5,000-5,999	1	5	7	2	2	17	3.5	
\$6,000-6,999	1	5	7	2	2	17	3.5	
\$7,000-7,999	1	6	8	3	2	20	4.1	
\$8,000-8,999	1	6	8	4	2	21	4.4	
\$9,000-9,999	1	6	8	3	3	21	4.4	
\$10,000-11,999	4	16	23	8	7	58	12.0	
\$12,000 & Over	18	85	120	44	34	301	61.9	
Total	29	137	193	70	56	485	100.0	
Percent of Total	6.1	28.2	39.7	14.4	11.6	100.0		

5. Correction for Turnover

Standard private sales vacancies potentially available for rehousing are compared in Block VII, A and B, Form H-6122, with sales housing estimated to be needed for 136 families and individuals during the displacement period.

The vacancy figures for sales housing thus far cited are from the 1960 Census. Surveys carried out by staff of the Boston Redevelopment Authority during 1962 indicate that there is a turnover in sales housing in excess of the vacancy pattern determined by the census survey. Data from the Appraiser's Weekly, listing real estate sales transactions for the City of Boston by type of unit and sales price for 1962 also indicate a turnover in sales housing in excess of the census survey. From this turnover in sales housing in Boston and from the unit size and cost distribution from the U. S. Census, estimates of standard sales housing available for relocation have been made, using the same rate of capture as for rental housing.

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-55

BINDER NO.

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ATTACHMENT ~~STATEMENT~~ STATEMENT OF POLICY ON TENANCY IN PUBLIC HOUSING

BOSTON HOUSING AUTHORITY
230 Congress St., Boston 10

FOR IMMEDIATE RELEASE

June 13, 1963

The Boston Housing Authority today unanimously adopted a statement of policy on tenancy in public housing, it was announced by Edward D. Hassan, Chairman of the Authority. One of the purposes of the statement, he said, is to demonstrate the intent of the Authority to achieve and to maintain integrated housing developments.

In releasing the statement containing the policy, Mr. Hassan stressed that public housing is public business and that it must demonstrate a capacity to contribute to the general welfare of the community and the nation.

He noted that the policy represents a renewed commitment by the Housing Authority to play a positive and constructive role in solving the problems of the community through planning with people who have the community's welfare in mind. He also pointed out that the policy is a reaffirmation of the intent of the Housing Authority to conduct a model public housing management program.

Members of the Authority voting with Mr. Hassan in favor of the statement of policy were Jacob I. Brier, Vice Chairman; Victor C. Bynoe, Treasurer; Charles H. Savage, Asst. Treasurer, and Cornelius T. Kiley, Secretary.

The statement follows:

The existence of a complaint pending with the Massachusetts Commission Against Discrimination, filed by the N.A.A.C.P. against the Boston Housing Authority is a factual circumstance that imposes an obligation upon all affected parties to resolve the issue promptly. Applicable laws must be respected; profound matters of basic social import are involved; whatever conclusions are reached will have great impact upon trends and tempers in the days ahead.

The public housing program in Boston, nevertheless, must function responsibly irrespective of the existence of a complaint. The Housing Authority starts with the premise that it wants its operations performed responsibly. From this standpoint, policy recommendations for consideration by the Authority and administrative practices and procedures to be undertaken by the staff are being proposed consistent with responsible public housing management. The complaint exists; it must be resolved; but there is a much broader spectrum of integrity in public housing operation than is represented by the subject matter of the complaint. Moral issues in public affairs are not limited to any one segment.

Hopefully, the immediate issue can be resolved through obtaining the consent between the complainant and the respondent to a series of stipulations which entail performance that can be evaluated at any time in the future as conditions of compliance.

There is no reason, however, to regard the date of an official resolution of the N.A.A.C.P. complaint by the M.C.A.D. as a first point of beginning policy and administrative improvements in public housing management. That point is now and, in effect, has begun.

Public housing is public business. It must demonstrate a capacity to contribute to the general welfare of the community and the Nation. As part of the arsenal of public resources devised to cope with the problems and complexities of urban living, its focus--peculiarly and exclusively--is on people and their housing needs. All segments of the community have a great stake in the effective functioning of the public housing program.

There is a broad interest, therefore, in the conduct of the Boston Housing Authority's affairs. Many organization interests, apart from the N.A.A.C.P., sit in judgment on the quality of performance by the B.H.A. Similarly, state and federal agencies, apart from the Massachusetts Commission Against Discrimination, have statutory and contractual obligations to evaluate Boston's public housing program.

All these considerations emphasize the constant challenge that does and will exist to adapt the public housing program constantly to the dynamic and changing conditions in our community. Many community resources will have to be enlisted as partners to insure that the services of the B.H.A. best realize their full potential. Citizen advice and participation are essential ingredients in this process.

The proposals that follow apply specifically to the subject of the N.A.A.C.P. complaint. They are intended to serve as a basis for resolving the complaint. They should be examined in the context of the above introductory comments and observations.

1. The Boston Housing Authority will make public its policy and obligation to be non-discriminatory in all its practices and to achieve and to maintain integrated housing developments. It will adopt whatever policy statements are necessary to recite this objective. It will take appropriate steps to have this policy understood throughout the general community, by tenants, by applicants, and by Authority staff personnel.

2. A tenant selection system will be installed incorporating the following features:

A. All applications will be received and processed without delay in order to make a prompt finding as to eligibility for housing.

B. When an applicant is found to be ineligible he will be so informed, together with the reason(s) for ineligibility.

C. A suitable control system will be established whereby the status of all eligible applicants can be ascertained at any time. The system will incorporate date of application and numbering identification in serial order.

D. All priorities for housing established by Federal and State law and regulation or by contracts for financial assistance with agencies of the State and Federal government will be observed.

E. Scoring systems will be installed whereby the relative need of eligible applicants will be established insofar as priority requirements create categories of applicants from which final selection of tenants will be made.

F. As vacancies occur, eligible applicants will be referred corresponding to priority requirements, relative need within such categories, and household composition in relation to the size of the available unit.

G. Applicants who express preference at the time of application for referral to a particular housing facility will be required to establish valid reasons related to health, employment, etc. No reasons suggesting prejudice as a basis will be honored. Preferences then shall be limited to areas of the city. The areas shall be defined as those established for planning Boston's Development Program by the Boston Redevelopment Authority (generally known as General Neighborhood Renewal Plan and Community Improvement Areas). Further, such preferences shall be honored only insofar as they are consistent with the order of selection

determined by the relevant requirements heretofore outlined. Whether or not a preference is expressed, referrals for all applicants shall be made as vacancies occur anywhere in the total program, corresponding to the order established by the tenant selection system for the applicant. The basic obligation to the eligible applicant to provide a public housing unit as promptly as his relative status prescribes shall have been fulfilled when the referral is tendered.

H. Modification of the above process, by the exercise of administrative discretion, shall occur only as a consequence of the following circumstances:

- (a) maintenance of the economic stability of the housing projects (a legal and practical economic requirement).
- (b) to achieve and to maintain integrated housing projects.
- (c) to avoid serious jeopardy to the general welfare of a tenant body by referring a household with aggravated cultural deficiencies and social problems that cannot be serviced adequately by a combination of B.H.A. and community resources. (This circumstance refers to the serious multiple social problem household.)

The administration of (b) and (c) above would be guided by counsel obtained from the Advisory Committee resources to be established. (See 3. below) and the program of social services for public housing now in preparation by the Action for Boston Community Development (A.B.C.D.).

3. The Boston Housing Authority will appoint an Advisory Committee of representative citizens to advise it on policies and procedures pertinent to all aspects of inter-group and minority interests. This Committee will be charged and encouraged to bring to the attention of the general public the policies of the Authority. The counsel of all available interested persons and groups, including the N.A.A.C.P., will be solicited in determining the membership structure, and functions of the Committee. The membership of the Committee will include representation from the N.A.A.C.P.

4. The Boston Housing Authority will employ a competent and trained inter-group relations specialist who will participate directly as an integral part of administrative management in the process of developing policy proposals, operating procedures, and staff requirements.

5. The Boston Housing Authority will develop and conduct a program of education and training in intergroup relations for its staff in order to apply the best techniques available to achieve and maintain integration.

6. The Boston Housing Authority will solicit and recruit competent applicants for employment in all positions regardless of race, creed, or color to the end of achieving and maintaining an integrated staff in all phases of its operations. Fulfillment of this objective will be aided by examining existing staff for possible upgrading and transfer of personnel in conjunction with in-service training programs.

7. The Boston Housing Authority will not honor requests for transfers between projects or within a project that are based upon tenant opposition to Authority policy on non-discrimination and integration or other evidence of prejudice.

BOSTON HOUSING AUTHORITY 230 Congress Street, Boston 10, Massachusetts

November 27, 1964

Mr. Patrick A. Tompkins
Director of Family Relocation
Boston Redevelopment Authority
City Hall Annex
Boston 8, Massachusetts

Dear Mr. Tompkins:

The following information relative to public housing as a relocation resource is submitted in response to your letter of November 4, 1964. . . .

The Boston Housing Authority, in recognition of the special hardships of low-income families displaced by public action, has established admission policies designed to provide maximum availability of its low-rent programs for the rehousing of low-income families who must vacate their homes because of urban renewal or other governmental improvement action.

Special income limits for admission of displaced families have been established in the Federally aided program. Eligible displaced families have first priority for admission and are selected for tenancy according to the Housing Authority's basic policy of non-discrimination and non-segregation in accordance with relative housing need regardless of race, creed, color or national origin.

The specific data you requested are presented herein in the order in which they appear in your letter.

"(1) The number of public housing units under management today, broken down by bedroom size and racial availability."

At the present time, the Boston Housing Authority has under management thirty three (33) developments containing a total of 14,397 apartments:

<u>Program</u>	<u>Developments</u>	<u>Units</u>
Federally-Aided		
Generally	15	10,156
Elderly	6	400
Total	<u>21</u>	<u>10,556</u>
State-Aided		
Veterans	10	3,681
Total	<u>2</u>	<u>160</u>
Total	<u>12</u>	<u>3,841</u>
Combined Programs	33	14,397

Attachment No. 2.

The distribution of dwelling units according to bedroom size is as follows:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5 BR</u>
Federally-Aided					
General	2,595	4,067	2,679	694	121
Elderly	<u>384</u>	<u>16</u>	<u>---</u>	<u>---</u>	<u>---</u>
Total	2,979	4,083	2,679	694	121
State-Aided					
Veterans	468	1,675	1,264	220	54
Elderly	<u>160</u>	<u>---</u>	<u>---</u>	<u>---</u>	<u>---</u>
Total	628	1,675	1,264	220	54
Combined Programs	3,607	5,758	3,943	914	175

"(2) The current status of plans for additional units with details as to bedroom size, racial availability and estimated dates of availability for occupancy."

Included in the Housing Authority's management program are eight developments containing 480 apartments, specially designed for occupancy by the elderly that were completed and opened for tenancy between 1962 and 1964. Now under construction, with occupancy anticipated early in 1965, is a ninth development for the elderly containing 80 one-bedroom apartments.

In addition, the Housing Authority has entered into an annual contributions contract with the Public Housing Administration to construct nine more developments for the elderly with some 724 apartments and is awaiting a financial assistance contract with the State Housing Board for a 56 unit development also designed for elderly occupancy. It is anticipated that construction will start on most of these developments in 1965 with occupancy estimated in 1966.

The unit size distribution of these apartments is subject to further refinement but is currently planned to include approximately 5 percent zero-bedroom or efficiency units, 84 percent one-bedroom units and 11 percent two-bedroom units.

Plans have also been initiated for the rehabilitation of existing private housing for conversion to low-rent use. One of the major emphases in this program is the provision of suitable accommodations for large, low-income families, particularly those displaced by urban renewal action.

A development program of 108 dwelling units, to be located on scattered sites, is now under annual contributions contract.

As a pilot project, the Housing Authority acquired title to 23 parcels of property containing 59 apartments in 18 buildings in the Highland Park area of Roxbury for conversion into 43 large apartments. Remodeling plans are now being developed. The following unit size distribution is currently planned: 35 percent with three bedrooms, 40 percent with four bedrooms, and 25 percent with five bedrooms. The average sized apartment will have approximately 6-1/2 rooms or four bedrooms.

The Housing Authority has undertaken a three-year demonstration program of rent supplementation to forty (40) large, low-income families displaced by urban renewal action. These families will occupy approximately ten percent of the apartments in each of three new, private housing developments financed under the FHA moderate-income mortgage insurance program provided by Section 221(d) (3) and located in the Washington Park renewal area.

With respect to future programming, the Housing Authority has some 86 units remaining, not under annual contributions contract, from a Federal authorization of 1,000 dwelling units.

An application for an additional program authorization of 1,000 units, has been submitted to the Public Housing Administration with the approval of the Mayor and the City Council. Due to the exhaustion of the existing national authorization, Federal action was withheld pending Congressional extension of the low-rent program. The passage of the Housing Act of 1964 now permits Federal action on the pending application and the additional authorization is anticipated within the next several weeks.

"(3) The income limits for initial and continued occupancy."

The Housing Authority has established special maximum income limits for the admission of displaced families that are higher than for other low-income families in the Federally-aided program. In the State-aided veterans and elderly programs, the regular income limits are applicable in the case of displaced families in accordance with State Housing Board regulations. There are no minimum income limits in any program.

The maximum income limit schedules governing the admission of displaced families are as follows:

Federally-aided

<u>Number Persons in Family</u>	<u>Maximum Net Family Income After Exemptions</u>
1 or 2	\$ 4,500
3 or 4	4,750
5 or 6	5,125
7 or more	5,500

State-aided (Veterans Program)

<u>Number Minors in Family</u>	
0	\$ 4,350
1	4,550
2	4,750
(For each additional minor, add \$200)	

State-aided (Elderly Program)

<u>Number Persons In Family</u>	<u>Maximum Net Family Income After Exemptions</u>
1	\$ 2,500
2	3,000

Net income for eligibility purposes as used in this context means aggregate family income from all sources to all members of the family including children, less certain specified deductions such as compulsory payroll deductions for social security or other pension benefits. An exemption of \$100 in the Federally-aided program and \$200 in the State-aided Veteran Program is allowed for each minor member of a family. Also exempted are payments from the Federal Government for disability or death occurring in connection with military service.

"(4) The minimum rent charge for each type of program."

The rental charges in public housing are related to the income of each tenant and vary according to program.

In the Federally-aided program, there is a single gross rent-to-net income (after deductions and exemptions) ratio of 23.0 percent.

In the State-aided program for veterans, the ratio for families with less than two minor children is 25.0 percent. This ratio is reduced to 24.5 percent in the case of families with two minors, with a further reduction at the rate of one-half percent for each additional minor (not to exceed seven) in the case of larger families. Families with seven or more minors are charged rent on the basis of 22.0 percent rent-to-income ratio.

In the State-aided Elderly program, the gross rent-to-net income ratio is 27.5 percent for a one-person family and 29.5 percent for a two-person family.

The rental charges in all developments are gross charges including the cost of all utilities, except in the case of State-aided veterans development 200-10. In this development, the shelter rent-to-net income ratio for the family without minor children is 21.0 percent and the ratio is reduced for families with children at the rate of one percent for each minor, up to seven, in a family. The ratio for families with seven or more minors is 14.0 percent.

Minimum rent charges have been established as follows:

Regular minimum rent (all bedroom sizes)

Federally-aided	
General	\$ 45.00
Elderly	45.00
State-aided	
Veterans	\$ 55.00
Veterans(200-10)	50.00
Elderly	57.00

Special minimum rent (for certain tenants receiving Old Age Assistance, Disability Assistance and Aid to Families with Dependent Children allowances from the Welfare Department)

Assistance Category	Monthly Rent	
	Federally-Aided	State-Aided
Old Age Assistance	\$ 50.00	\$ 55.00
Disability Assistance	50.00	55.00
Aid to Families with Dependent Children		
a) Families of four or less persons	57.00	57.00
b) Families of five or more persons	65.00	65.00

"(5) The priority of admission preference which the Boston Housing Authority gives to BRA Title I Project displaced families and individuals, and the estimate number of units which will be available to them, broken down by number of bedrooms and racial availability, and type of program, should the requirements vary."

First preference in admission is given to families which are to be displaced by any public slum clearance, redevelopment, or urban renewal project, or which were so displaced within three years prior to applying for admission to public housing, along with families displaced by a low-rent public housing development, or through action of a public body or court in the enforcement of housing standards or the demolition, closing or improvement of dwelling units. This preference is also applicable to families required to move because they cannot afford the increased rent caused by improvement of a dwelling unit to bring it into compliance with housing standards.

Among such displaced families, first preference is given to families of disabled veterans whose disability has been determined by the Veterans Administration to be service connected; second preference is given to families of deceased veterans and servicemen whose

death has been determined by the Veterans Administration to be service connected; and third preference is given to families of other veterans and servicemen.

In the State-aided veterans program, this order of preference is further modified by an order of priority among veterans. First preference is given to families of World War II and Korean conflict veterans, with second preference to the families of other veterans and third preference to an individual veteran or the widow or widower of a veteran who is 50 years of age or over.

Each applicant entitled to the displaced family preference is offered an apartment suitable to its needs in whatever development it becomes first available in accordance with the Housing Authority's tenant selection policy.

Together with the new construction previously indicated, normal turnover in the Housing Authority's existing programs will provide the public housing resources for the relocation of displaced and other families. The following tabulation shows the number of apartments vacated by families moving out of developments between January 1, 1959 and September 30, 1964, according to bedroom size and year of vacation:

	<u>1964</u> (9 mos.)	<u>1963</u>	<u>1962</u>	<u>1961</u>	<u>1960</u>	<u>1959</u>
1 BR	272	293	362	299	338	299
2 BR	555	766	805	748	820	920
3 BR	426	585	576	504	564	544
4 BR	98	128	120	104	127	110
5 BR	<u>18</u>	<u>28</u>	<u>24</u>	<u>18</u>	<u>22</u>	<u>27</u>
Total	1,369	1,800	1,887	1,673	1,871	1,900

The turnover rate for the first nine months of the current year approximates that for the same period of 1963 and indicates a continuation of recent trends in availability resulting from families moving out of existing public housing.

"(6) Any other admission requirements established by the BHA that are not related to either income or family composition."

In the Federally-aided program, an individual or one-person family is eligible for admission only at age 65 or over. In the State-aided program, when units are available for which there are no eligible veteran families of two or more persons, individual veterans or widows or widowers of veterans at age 50 or over and non-veterans at age 65 or over may be admitted.

All applicants must meet statutory citizenship requirements. Aliens, honorably discharged from the U. S. armed forces, who have applied for citizenship and aliens age 65 and over and eligible for Old Age Assistance meet this requirement.

The Housing Authority has established a minimum three-year residence requirement for general admission eligibility. However, this administrative requirement that applicants have resided in the City of Boston for at least three years has been waived for displaced families on an individual case basis.

It is the intention of the Housing Authority to continue to extend preferential consideration to displaced families in accordance with its legal and moral responsibilities.

The procedure of assigning a representative from the Housing Authority's tenant selection office, on an as-needed basis, to your renewal site offices in order to facilitate the application process for displaced families will be continued.

Should you desire further information in this regard, please advise us.

Very truly yours,

Ellis Ash /S/
Acting Administrator.

CJC:gal

APPLICATION FOR LOAN AND GRANT
PART I: FINAL PROJECT REPORT
PROJECT NO. MASS. R-55

Charlestown Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

RELOCATION PROGRAM CODE NO. R-223

ADDENDA

<u>Item</u>	<u>Page</u>	<u>Section</u>																																									
			R-223(1):																																								
1	2	B.	<p>At the end of the second paragraph, insert the following new paragraph:</p> <p>"There shall be a minimum number of bedrooms for families of various sizes, e.g.:</p> <table><tr><td>Size of House-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>hold (family)</td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td></tr><tr><td>Bedrooms in House-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>hold (family)</td><td>1</td><td>1-2</td><td>2</td><td>2-3</td><td>3</td><td>3-4</td><td>4</td><td>4-5</td><td>5 "</td></tr></table>	Size of House-										hold (family)	1	2	3	4	5	6	7	8	9	Bedrooms in House-										hold (family)	1	1-2	2	2-3	3	3-4	4	4-5	5 "
Size of House-																																											
hold (family)	1	2	3	4	5	6	7	8	9																																		
Bedrooms in House-																																											
hold (family)	1	1-2	2	2-3	3	3-4	4	4-5	5 "																																		
2	2	B.1.	<p>Delete the first two paragraphs and insert the following new paragraph:</p> <p>"For private rental housing, ability to pay 20-23 per cent of family income for gross housing costs is considered a practicable standard, except where unusual conditions exist."</p>																																								
3	3	C.1.b., under <u>Private</u> <u>Housing</u>	<p>At the end of the second paragraph, insert the following new paragraph:</p> <p>"Listings will not include vacancies in housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity."</p>																																								
4	5	D.1.	<p>In the first paragraph, remove the first sentence, beginning, "Special attention," and ending, "in Charlestown," and insert it at end of Section D.1.</p> <p>At the end of the first paragraph, add the following new sentences:</p> <p>"A copy of the brochure is attached. Other information concerning the availability of relocation services, aids, and payments will be mailed to all site occupants in the near future."</p>																																								

Item	Page	Section
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5	5	D.2.
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In the second paragraph, delete the last three sentences, starting, "Newsletters and..." and ending, "...their relocation."

In the first paragraph, delete "a." before the first sentence.

In the first paragraph, delete the second sentence, starting, "Before the..." and ending, "...be informed:" and add the following new paragraph:

"Before the time of acquisition of property, a site relocation office will be established, and interviews with all site occupants will be conducted to ascertain relocation requirements. Each site occupant household will be informed:"

6	5	D.2., Item 1.
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Delete the words, "has acquired" and substitute therefor the words, "intends to acquire".

Delete the word, "said", and substitute therefor the words, "a certain".

7	6	D.2.
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Delete the first paragraph after Item 10, beginning, "An informational...", and ending, "...easy-to-read fashion."

In the second paragraph after Item 10, delete the words, "The statement will also contain", and substitute therefor the words, "Also included will be".

In the second paragraph after Item 10, insert after the word, "families", the words, "and individuals".

8	6	D.4.
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In the third paragraph, first sentence:

Delete the words, "of the first priority of" and substitute therefor the word, "that".

Delete the words, "being relocated for", and substitute therefor the words, "to be relocated have first priority in obtaining".

Delete the fourth paragraph.

9	7	D.8.
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In the second paragraph, delete the period (.) after the word, "housing", and add the following:

"and to prospective tenants of Section 221 (d) (3) rental housing."

10	7	F.
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In the first paragraph, delete the first sentence, beginning, "All relocation payments..." and ending, "...issued thereunder." and substitute therefor the following new sentence:

"The Authority will make relocation payments to eligible site occupants, including families, individuals, and business concerns, in accordance with Section 114 of the Housing Act of 1949, as amended, the regulations governing relocation payments issued by the Housing and Home Finance Agency, and the approved Relocation Program."

<u>Item</u>	<u>Page</u>	<u>Section</u>
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10	8	F.	Delete entire Item 1 entitled (<u>Eligibility</u>).
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Substitute the number, "1.", for the number, "2.", before the words, "Time Limit".

11	8	F. Item 3.
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Delete the heading, "3. Method of Payment" and substitute therefor the following:

"2. Method of Payment to Families and Individuals"

In the first paragraph, delete the words, "on the method".

In the first paragraph, delete the words, "their reasonable and necessary moving expense and for allowable direct losses." and substitute therefor the following: "Payments for reasonable and necessary moving expenses and actual direct loss of property."

In the second paragraph, insert a comma (,) after the word, "claimant".

Delete the third paragraph and substitute therefor the following: "The Authority will pay for the reasonable and necessary moving expenses and actual direct loss of property in lieu of the payments specified under the above schedule, provided such expenses do not exceed \$200.00, if the family or individual being relocated so desires."

12	8	F.
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At the end of the Section, insert the following new Item:

"3. Method of Payment to Business Concerns

The Authority shall pay to any displaced business concern its reasonable and necessary moving expenses and any direct losses of property except goodwill or profit (for which reimbursement or compensation is not otherwise made) subject to a maximum of \$25,000 and an additional \$1,500 in the case of a private business with average annual net earnings of less than \$10,000 per year which (A) was doing business in a location in the urban renewal area on the date of local approval of the urban renewal area, (B) is displaced on or after January 27, 1964, and (C) is not part of an enterprise having establishments outside the urban renewal area.

Such payments shall be made subject to the regulations governing relocation payments issued by the Housing and Home Finance Agency."

13	8	G.
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Item	Page	Section
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13	8	G.
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In the heading, delete the words, "to Individuals", so that the heading shall read, "Services to be provided by the Authority".

In Item 1., in the heading, add after the word, "Individuals", the following new words:

"Occupying Separate Housekeeping Units"

At the end of Item 2, add the following new section:

"3. Business Concerns

The Authority will, by informational statement and other communications addressed to business concerns occupying property within the project area, notify such business concerns in conformity with regulations of: (a) the availability of relocation payments; (b) the location of the office where the written conditions under which relocation payments are made are available; (c) the hours during which the site offices are open; (d) advisory services which are available; (e) the availability of advisory and financial assistance from the Small Business Administration; and (f) other pertinent information."

	8	H.
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Delete all of Section H found on this page.

14	9,10 & 11	H.
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Delete all of Pages 9, 10, and 11 (Section H).

15	12	Item n.
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Delete Item n. (Section H).

16	12	Item o.
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Delete Item o. (Section H).

17	12	Item p.
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Delete Item p. (Section H).

18	12	H.
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Before the first paragraph, insert the following new paragraph:

"State and local law does not impose additional relocation requirements on the Authority."

Delete the second paragraph and insert therefor the following new paragraph:

"State laws providing for reimbursement by the State Department of Public Works to families and businesses displaced by federally-aided highway program are in existence. The Boston Redevelopment Authority has offered to make its relocation services available to the State Department of Public Works in connection with the displacement of families and individuals on account of such highway construction in Charlestown."

R-223(2):

19 17 C

Under heading, "Housing Resources", in the subsection entitled, "Private Housing in Charlestown, Rental and Sales", insert after the third paragraph (ending, "...many more vacancies would occur.") the following new paragraphs:

"A three-day field survey of Charlestown was conducted from March 1 to March 3, 1965. During that time a total of 73 vacancies were noted in conservation areas. Rental information was obtained for 33 rental units, listed according to the actual rental charges (which excludes heat in all but five cases), as follows:

Rental Vacancies in Charlestown, March 1965

<u>Monthly Rent</u>	<u>Number of Bedrooms</u>				
	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>Total</u>
Under \$50	3	6	1	-	10
\$50 - 59	2	6	2	-	10
\$60 - 69	3	5	-	1	9
\$70 - 79	-	-	-	-	-
\$80 - 89	1	2	1	-	4
\$90 and over	-	-	-	-	-
TOTAL	9	19	4	1	33

Twelve apartments were inspected, access to the others being unobtainable during the survey period. Of the twelve inspected, nine were found to be standard."

After the paragraph entitled, "Sales Housing", add the following new paragraph:

"The following summary of Appraiser's Weekly data covers the 18-month period from July 1, 1963 through December 31, 1964:

<u>Sales Price</u>	<u>Number of Units in Structure</u>				
	<u>1-Family</u>	<u>2-Family</u>	<u>3-Family</u>	<u>4-Family</u>	<u>Total</u>
Under \$6,000	17	7	12	1	37
\$6,000-7,999	8	8	12	1	29
\$8,000-9,999	3	5	3	-	11
\$10,000-11,999	2	-	1	-	3
\$12,000-13,999	1	-	1	-	2
\$14,000-15,999	-	-	-	1	1
\$16,000 and over	-	-	1	2	3
TOTAL	31	20	30	5	86

20 19 (3)

In the first sentence of the third paragraph, delete the number, "25", and substitute therefor the number, "23". In the same sentence, delete the word, "net".

21 20 (4)(b) 1.

At the end of the second paragraph (ending, "... of Charlestown families"), add the following new sentence:

"The relocation pattern already established for Washington Park relates primarily to housing areas in the southern half of the City of Boston, and contiguous cities and towns to the west and south."

Item	Page	Section
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21	20	(4) (b) 1. (cont'd)
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After the second paragraph, add the following new paragraph:

"The South End Urban Renewal Plan has been informally presented to the South End Urban Renewal Committee. If the Plan is approved and becomes operative, it is expected that no more than 300 families and individuals would be displaced in 1965-66."

In the third paragraph, delete the first sentence, beginning, "The relocation ..." and ending, "... and south."

22	20	(6)
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After the second paragraph, add the following new paragraph:

"There are 185 businesses estimated to be displaced from clearance sections in the Project area."

23	28	Subsection, "Housing in Other Sections of Boston"
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Insert after the second paragraph (chart) the following new paragraphs:

"An updated telephone survey of classified advertisements for private rentals in the Real Estate Section of the Boston Sunday Globe, February 28, 1965, was made. Information was obtained for 406 units.

The following table is based upon gross rentals, and includes heat, electricity, and gas:

Rental Housing, City of Boston

<u>Gross Monthly Rent*</u>	<u>Number of Bedrooms</u>				<u>Total</u>
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	
Under \$70	3	3	-	-	6
\$70 - 79	9	7	1	-	11
\$80 - 89	21	18	4	1	44
\$90 - 99	26	32	3	-	61
\$100 - 114	28	55	16	2	101
\$115 and above	<u>54</u>	<u>94</u>	<u>26</u>	<u>3</u>	<u>177</u>
TOTAL	141	209	50	6	406

*Unheated apartments were increased by \$20; an additional \$7 (for units with 6 or fewer rooms) and \$8 (for units with 7 or more rooms) was added where these utilities were not included.

These figures indicate only a portion of the turnover in rental housing in the City of Boston."

24	30	(ii) Subsection, "Housing in Other Sections of Boston"
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Insert before the last paragraph (beginning, "This summary ..." and ending, "...are not included") the following new paragraphs:

"A telephone survey of classified advertisements in the Real Estate Section of the Boston Sunday Globe, February 28, 1965, provided the following information on current sales listings in the City on that date:

Item Page Section

24 30

(ii)
(Cont'd)

Total: 221 listings

Unit Size and Sales Price:

<u>Sales Price</u>	<u>Units in Structure</u>				<u>Number of Bedrooms</u>						<u>Total</u>
	<u>1-Fam.</u>	<u>2-Fam.</u>	<u>3-Fam.</u>	<u>4-Fam.</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	
Under \$8,000	3	-	4	3	-	5	3	1	-	1	10
\$8,000-9,999	1	3	1	-	-	1	2	1	1	-	5
\$10,000-11,999	3	3	1	-	-	1	3	2	1	-	7
\$12,000-13,999	8	1	7	-	-	2	8	3	3	-	16
\$14,000-15,999	42	4	17	-	-	31	23	7	-	2	63
\$16,000-17,999	8	5	10	-	-	6	10	6	1	-	23
\$18,000 and over	45	25	21	6	4	15	53	21	2	2	97
TOTAL	110	41	61	9	4	61	102	41	8	5	221